S.J. Gartside Property Management Services

Unit C. Furness Drive. Poulton Business Park.

Description

A modern single story industrial/warehouse unit, brick built with cladding above 8' 0" (2.4m), with insulated corrugated cement clad roof supported on a portal frame and incorporating double skin translucent roof panels. The property features an open forecourt.

Internally the premises comprise of a workshop/warehouse space, office, WC's, tea making room and mezzanine with concrete floor, metal halide lighting in main space, T8 and compact fluorescent lighting in other areas and access via a large electrically operated roller shutter door.

Measurements

The Gross Internal Area is 2,096ft^2. (194.7m^2)

Building Dimensions are 75' 4" by 27' 10". (22.96m x 8.48m)

Eaves height is 13' 9" (4.2m) and access is 12' 6" in height and 13' 2" in width. (3.82m x 4.02m)

The forecourt is approximately 1,800ft^2. (170m^2)

Services

The property is connected to a metered mains water supply and mains sewers, there is a metered 3 Phase (100 amps per phase) electricity supply.

Rents

The annual rent is £13,200.00 payable in monthly instalments of £1,100.00 in advance of the first day of each month. Rent is subject to VAT and there are no service charges.

Other Costs

The rateable value of the property is £10,500.00, the full annual rates (NNDR) payable are £4,893.00. Where tenants qualify for Small Business Rate relief, the annual NNDR charge is nil. The annual buildings insurance is payable in October and in 2016 was £433.38.

Terms

The property is offered on a full repairing and insuring lease with a minimum term of 3 years. A security deposit of £2,000.00 is required.