



## Description

A single-story industrial/warehouse unit, brick built, with insulated corrugated cement-clad roof with translucent roof panels supported on steel trusses. The property features a securely fenced yard.

Internally the premises comprise a workshop/warehouse and WCs, with a concrete floor, LED strip lighting (to be fitted) and access via 2 large sliding doors. The property has a large enclosed yard area to the front with off-street parking for customers and staff in front of the property.

The property is situated off Beacon Road with access via a shared 13' 9" (4.2 m) access drive.

## Measurements

Gross Internal Area	4,096 ft <sup>2</sup> . (380.5 m <sup>2</sup> )
Dimensions	40' 0" by 102' 4". (12.2 m x 31.19 m)
Access Dimensions	9' 0" x 9' 11". (2.75 m x 3.03 m)
Enclosed Yard Area	8,000 ft <sup>2</sup> (750 m <sup>2</sup> )

Sizes are approximate and will be updated when measured.

## Services

Water, WC, 3 Phase Electricity

## Rents

Rents	£19,380.00 pa (payable monthly)
Insurance (2023/4)	£1,392.81 pa
No Service Charge, VAT Applicable.	

## Business Rates

Rateable Value	£20,750.00
Payable 2023/4	£10,354.25

## 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.

