



### Description

A single story industrial/warehouse unit, brick built, with insulated corrugated cement clad roof supported on steel trusses and incorporating single skin translucent roof panels. The property features a large fenced yard area to the rear and forecourt at the front.

Internally the premises comprise of a workshop/warehouse space, reception area/office and WCs with concrete floor, T8 fluorescent lighting and access via 2 large sliding timber doors.

### Measurements

Gross Internal Area is 3,067ft<sup>2</sup>. (284.9m<sup>2</sup>)

Building Dimensions are 76' 3" by 40' 3". (23.24m x 12.26m)

Eaves height is 10' 8" (3.25m) and access is 9' 7" in height and 9' 11" in width. (2.92 m x 3.04 m)

The fenced yard is approximately 7,300ft<sup>2</sup> (680m<sup>2</sup>) and forecourt 1,600ft<sup>2</sup>. (150m<sup>2</sup>)

### 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, gas is also available at the property

### 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 £12,750.00, the full annual rates (NNDR) payable are £5,941.00 and where tenants qualify for Small Business Rate relief, are estimated to be £1,485.00. The annual buildings insurance is payable in October and in 2016 was £608.26.

### Terms

The property is offered on a full repairing and insuring lease with a minimum term of 3 years. A security deposit of £1,500.00 is required.

