



### 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 fenced yard area and an open forecourt.

Internally the premises comprise of a workshop/warehouse space and WC with concrete floor, T12 fluorescent lighting and access via a large sliding timber door.

### Measurements

The Gross Internal Area is 1,697ft<sup>2</sup>. (157.7m<sup>2</sup>)

Building Dimensions are 58' 11" by 29' 4". (17.66m x 8.93m)

Eaves height is 10' 10" (3.30 m) and access is 9' 9" in height and 10' 0" in width. (2.98m x 3.05m)

The fenced yard is approximately 1,400ft<sup>2</sup> (130m<sup>2</sup>) and forecourt 650ft<sup>2</sup>. (60m<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.

### Rents

The annual rent is £9,000.00 payable in monthly instalments of £750.00 in advance of the first day of each month. Rent is not subject to VAT and there are no service charges.

### Other Costs

The rateable value of the property is £6,600.00, the full annual rates (NNDR) payable are £3,075.60. Where tenants qualify for Small Business Rate relief, the annual NNDR charge will be nil. The annual buildings insurance is payable in October and in 2016 was £342.15.

### 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.

