



Description

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

Internally the premises comprise of a workshop/warehouse space and WCs with concrete floor, T8 fluorescent lighting and access via 2 large roller shutter doors.

Measurements

Gross Internal Area is 6,135ft². (570m²)

Building Dimensions are 102' 2" by 60' 1". (31.13m x 18.31m)

Eaves height is 12' 4" (3.75m) and access is 10' 5" in height and 10' 0" in width. (3.18m x 3.05m)

The fenced yard is approximately 7,700ft² (715m²)

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 £24,000.00 payable in quarterly instalments of £6,000.00 in advance on the traditional quarter dates.

Rent is subject to VAT and there are no service charges.

Other Costs

The rateable value of the property is £22,500.00, the full annual rates (NNDR) payable are £10,485.00. The annual buildings insurance is payable in October and in 2016 was £1,163.29.

Terms

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

