



This huge approx 4000 square foot unit is ready for viewing (full measurements and running costs to follow)

As you enter via the main door or the roller shutters you open out onto the largest floor space that has been carefully screed and easy to maintain. There is the addition of another chill unit that can either stay or be removed dependant on the needs of the consumer. downstairs have the toilet and kitchen facilities and upstairs is the mezzanine level with three separate offices.

This unit offers a real versatile space to rent and comes with air conditioning and heating as well as already electrically fixed up from top to bottom and functioning well as a business already.

This is a self repairing lease although being a relatively new unit it should provide a really easy transition into operating business immediately.

\*Service charges and insurance not included in the rent

Service charge £445.80 per quarter

Insurance £469.26 per quarter

Deposit: £4,500





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

