



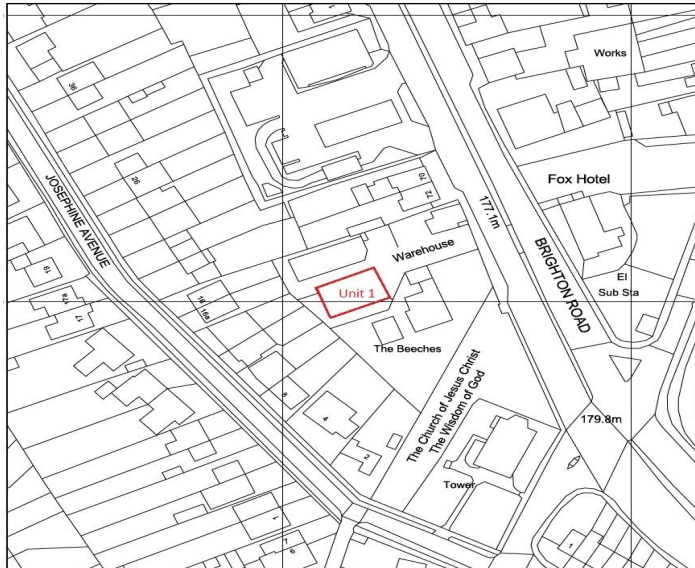
LIGHT INDUSTRIAL UNIT - TO LET

- 3,976 Sq Ft (369.37 Sq M)
- £49,500 per annum exclusive

Key Features

- Concertina loading door
- Mezzanine floor
- Maximum eaves height 4.22m
- Fluorescent strip lighting
- Loading/Unloading facilities
- Demised car parking
- Kitchenette
- WC facilities

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



Description

The detached self-contained industrial warehouse is of brick construction beneath a profile insulated roof, and benefits from demised car parking within a shared hardstanding yard area.

Location

The premises are located on the western side of the A217 (Brighton Road), close to the junction with Buckland Road and adjacent to the BP Petrol Filling Station.

Accommodation

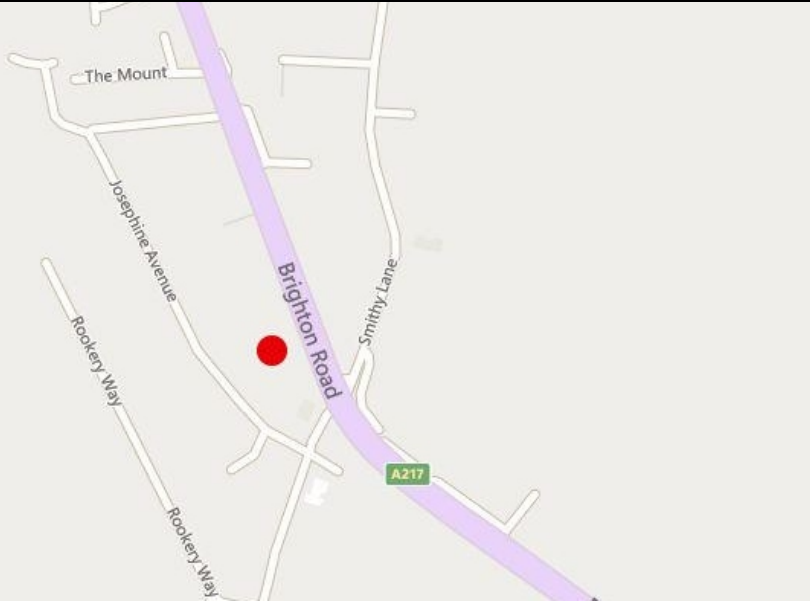
The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor	2,268	210.7
Mezzanine	1,708	158.67
Total Gross Internal Floor Area	3,976 Sq Ft	369.37 Sq M

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.

Virtual Tour

<https://www.youtube.com/embed/FWbynBtkkVI>



Terms

The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

£49,500 per annum exclusive

Rates

According to the Government website the property has a Rateable Value of £17,500. Therefore, the rates payable for the current financial year for 2022-2023 are £8,732.50.

NB: The rates actually payable may be subject to transitional relief.

VAT

The property has not been elected for VAT.

EPC

The EPC rating for this property is D (88).

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:



Paul Harwood
paulharwood@centro.plc.uk

Morgan Pérez
morganperez@centro.plc.uk



