

**OPEN PLAN WAREHOUSE/
WORKSHOP PREMISES**

£35,000 PA

Description

Unit A provides a well-presented commercial warehouse/workshop premises offering a large open-plan ground floor storage area, ideal for a range of trade, storage and distribution occupiers. The unit benefits from an electric roller shutter door for loading access, LED lighting throughout and 3-phase power, making it suitable for a variety of operational requirements.

Externally, the property benefits from forecourt parking/loading to the front, providing convenient access for staff and deliveries. The unit has its own WC facilities and also benefits from access to a shared kitchen, offering practical amenities for day-to-day occupation.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: TBC.

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

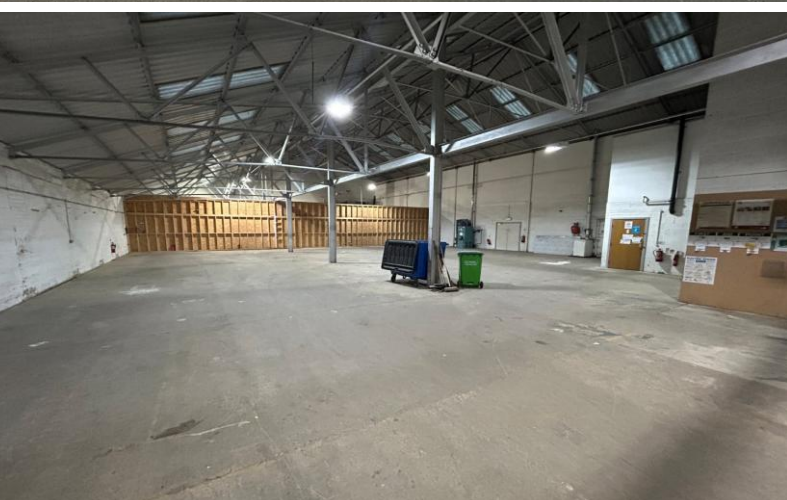
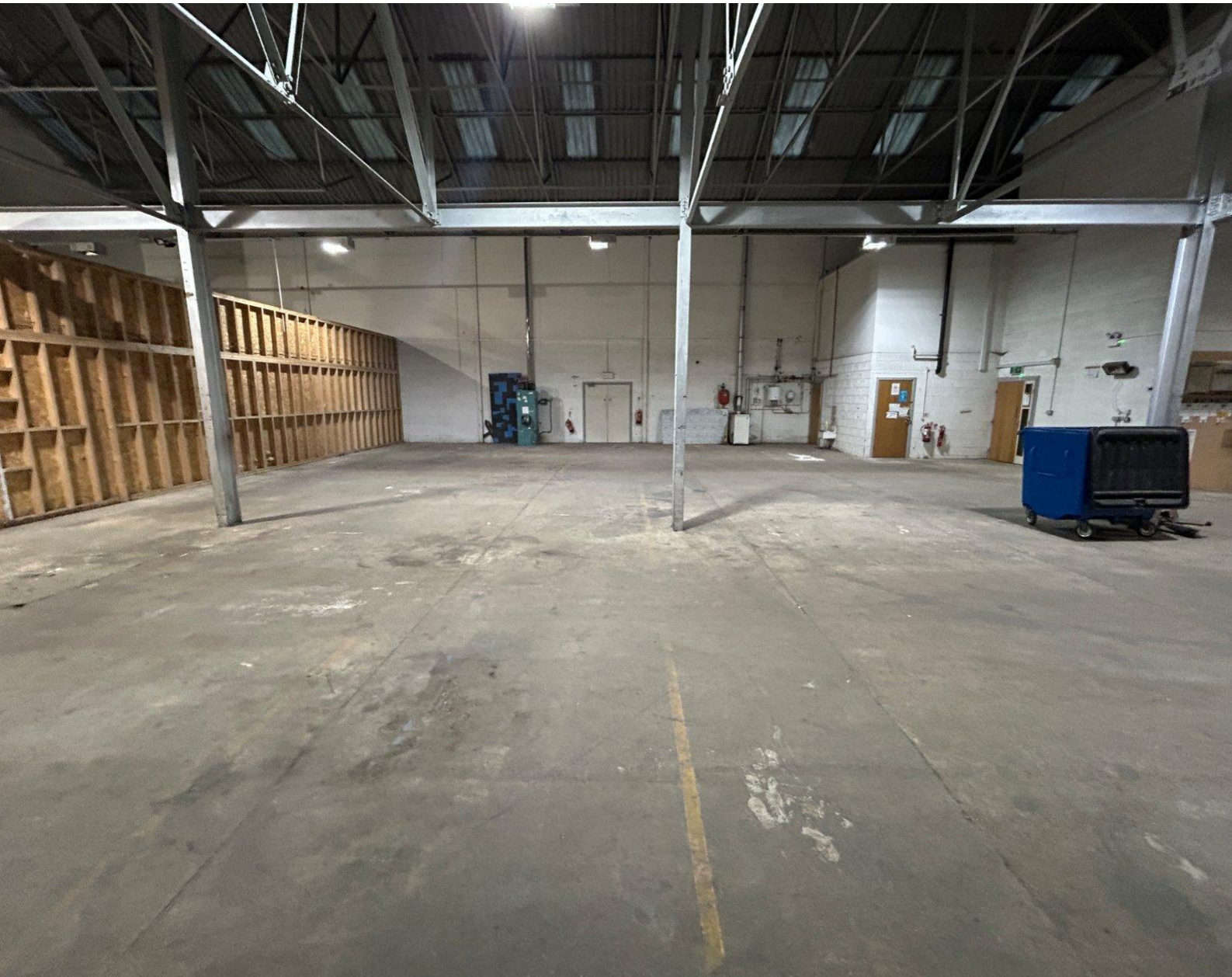
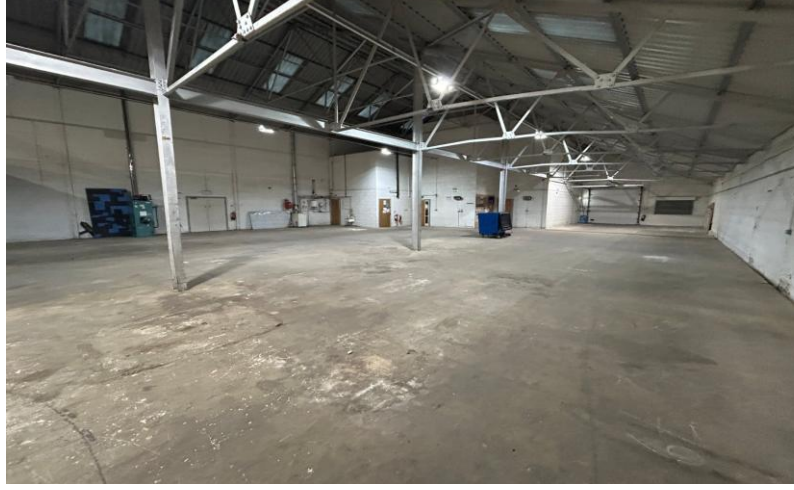
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

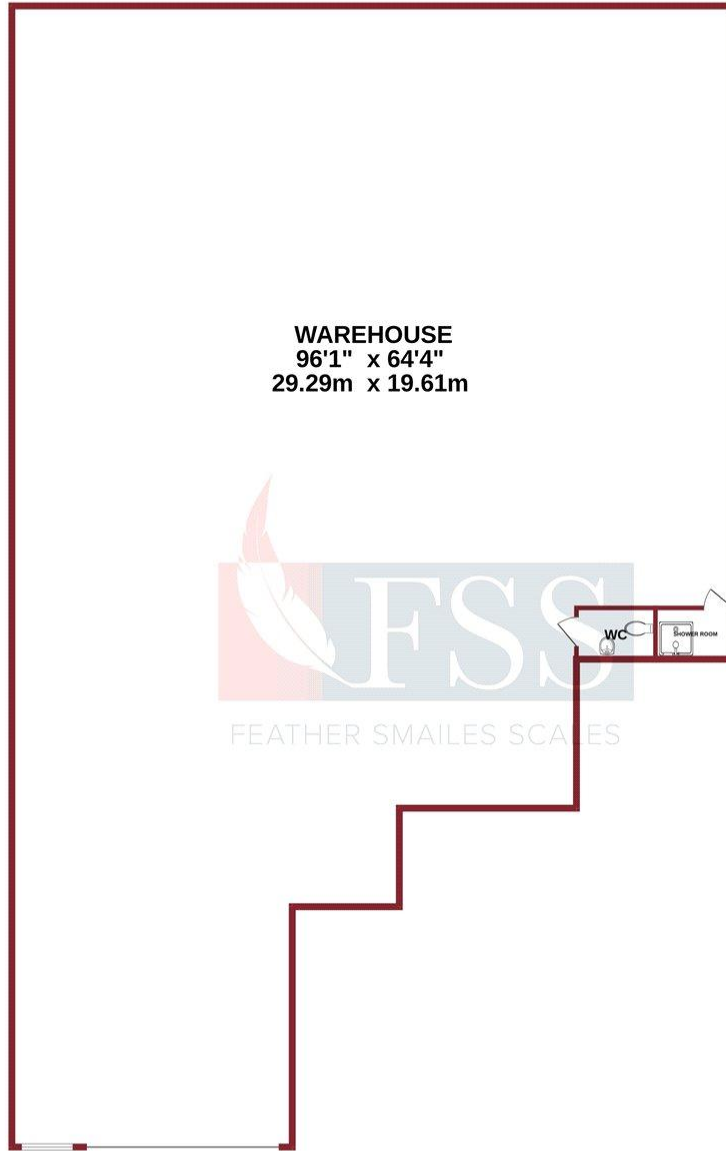
All mains services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
4853 sq.ft. (450.9 sq.m.) approx.



TOTAL FLOOR AREA : 4853 sq.ft. (450.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TBC

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