

**MODERN INDUSTRIAL WITH
FORECOURT PARKING**

£17,500 PA

Description

Unit 3 Barugh Avenue comprises a modern end-terrace industrial/warehouse unit providing approximately 1,900 sq ft of open plan accommodation. The property benefits from an excellent eave's height of approximately 6 metres, providing good vertical storage capability and flexibility for a range of industrial or trade counter occupiers.

The unit is constructed with a steel portal frame and benefits from a roller shutter loading door, solid concrete floor, LED lighting, and three-phase electricity. Internally the accommodation is largely open plan with good natural light.

Externally the property benefits from a forecourt area providing on-site parking and loading.

Terms

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

Rateable Value

Rateable Value: £13,500.

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
1892 sq.ft. (175.8 sq.m.) approx.

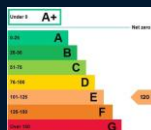


TOTAL FLOOR AREA : 1892 sq.ft. (175.8 sq.m.) approx.

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