



**SUBSTANTIAL  
INDUSTRIAL/WAREHOUSE  
APPROX. 7,650 SQ FT**

**£46,000 PA**

## **Description**

Unit 1 comprises a substantial end-terrace industrial/warehouse unit extending to approximately 7,650 sq ft and arranged over ground floor with a well-configured first floor mezzanine incorporating office and ancillary accommodation.

The property provides predominantly open plan warehouse space with excellent eaves height, solid concrete flooring and roller shutter loading access. The mezzanine level offers fitted office accommodation together with kitchen and WC facilities, providing a practical blend of warehouse and administrative space suitable for a range of occupiers.

The unit is currently combined with the adjoining property but is due to become available in the coming months. It is well suited to industrial, storage, trade counter or distribution uses (subject to planning).

The units are presently interconnected and can be offered as a single premises of approximately 16,950 sq ft, should a larger requirement be sought.

## **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.

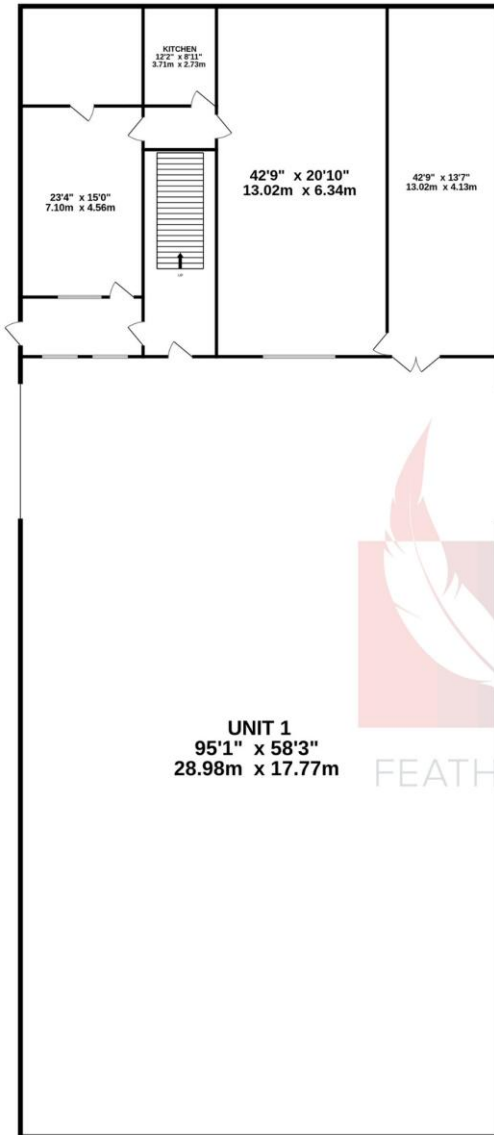
## **Viewing**

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**  
8032 sq.ft. (746.2 sq.m.) approx.

**1ST FLOOR**  
2433 sq.ft. (226.0 sq.m.) approx.



**UNIT 1**  
95'1" x 58'3"  
28.98m x 17.77m



**TOTAL FLOOR AREA : 10465 sq.ft. (972.3 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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