

To Let: Warehouse Unit



Shepherds Business Park, Lenwade

Viewing by prior appointment only. Well located, conveniently sized small unit with extensive office space, available from early march 2010.

- Mainly Offices
- Small workshop/warehouse
- Excellent condition
- Ample Parking

Front Door to Reception Area 12' 6" (3.8) x 6' 6" (2.0). Stairs to first floor.

Ground Floor

Kitchen - 8' 8" (2.64) x 5' (1.55) worktop, inset sink. Separate WC low level suite.

Warehouse Area - 27' (8.20) x 11' 9" (3.60) 3.5m clearance roller door 13' 2" (4) x 15' 1" (4.6).

First Floor

Office 1 - 11' 6" (3.5) x 25' (7.61) mean average.

Office 2 - 9' 9" (2.98) x 16' 9" (5m1) average plus storage area over stairs.

Services

Mains electricity (including 3 phase), mains water.

Private drainage.

Building insurance - share of cost.

Rent

£5,500 per annum plus modest service charge for drainage (circa £130).

Terms

Minimum 1 year. three months rent in advance and then monthly by standing order.

Tenant liable for business rates, electricity etc.

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