

Description

A 6 bay unit, of steel portal frame construction with haunch heights of 7-9m, and eaves heights of 7.6-10.2m. There are currently 7 ground level loading doors – further could be added if required, and 3 separate secure yard areas. The landlord has commenced a refurbishment of the unit and PV Panels are being installed.

Accommodation

We understand the property has a GIA of 211,364 sq ft (19,636 sq m), on a site area of 8.48 acres (3.43 ha)

Services

The property benefits from connection to all mains services. We understand the current electricity supply capacity is 6.5MVA, and there is potential to increase this.

Business Rates

We understand from the VOA that the property has the following assessment
Reference Number - 310 190 9510
Rateable Value - £900,000

Planning

We are advised the property benefits from both B2 and B8 consent.

EPC

The Property has an EPC rating of C(55) A copy of which is available <u>here</u>.

Terms

The property is available by way of a new FRI lease on terms to be agreed. Subject to contract

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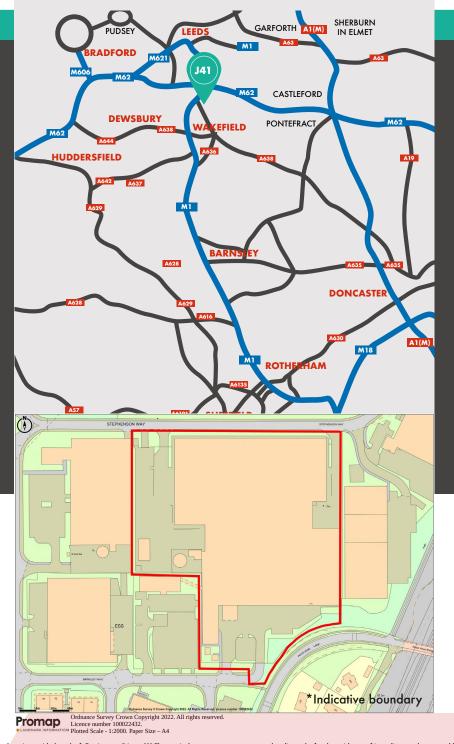
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