



## Modern Industrial Unit Size 1,716 sq ft (159 sq m)

- Good access to J30/J31 of the M1
- Quality, Modern unit with 5M eaves height
- Available from June/July 2021

# Modern Industrial Unit – To Let

## Size 1,716 sq ft (159 sq m)

### Location

The subject premises are situated within the Westthorpe Fields Business Park just off Green Lane, south east of Killamarsh. The estate is surrounded by a mix of business and office uses, with plot 6 being a collection of terraced units.

Junction 30 of the M1 is easily accessed via the A6315.

### Description

The property comprises an end-terraced unit of steel portal frame construction. The unit has brick/block and steel profiled clad elevations. Surmounted by a pitched roof, with an eaves height of 5M. This is the first unit on the estate.

Externally the property is accessed via a roller shutter door from a shared yard area with communal parking.

The property benefits from the following: -

- Concrete floors
- Translucent roof lights
- First floor level windows
- Personnel access door
- Roller shutter door
- WC's

### Terms

The property is available to let as a whole, by way of a new lease on terms to be agreed.

### EPC Rating

D – 100. Full EPC available upon request.

### Rateable Value

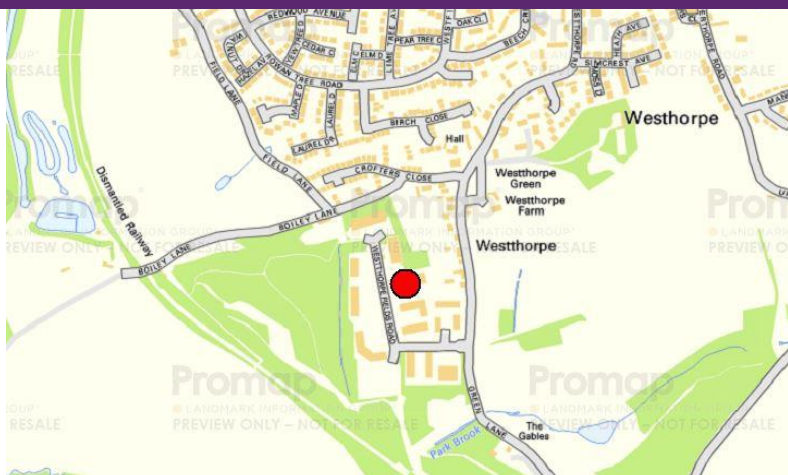
The property is assessed as “Warehouse and premises” with a Rateable Value of £7,700. Therefore the unit will qualify for small business rates relief.

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.



### Further Information

For further information please contact the sole agent, CPP:

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### Date of Particulars

March 2021



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