



Modern Industrial/Warehouse Unit Size 11,620 sq ft (1,079 sq m)

- High quality Warehouse Unit ready for Immediate Occupation
- Large Dedicated Yard/Parking Area
- 2 Loading Doors & Recently Refurbished

Modern Industrial Warehouse Unit

Size 11,620 sq ft (1,079 sq m)

Location

The property is located at within the established Brooklands Park Industrial Estate at Dinnington. The premises fronts Low Common Road which can be easily accessed via Todwick Road (B6463) which provides further access to Junction 31 of the M1 motorway approximately 4 miles to the South.

The area has seen significant investment in recent times and an improvement in the access to Junction 31 of the M1.

Description

The subject premises comprises a modern detached steel portal framed industrial unit. The unit provides access via two up and over loading doors leading into a clear height warehouse unit. Externally the unit provides a dedicated and secure hardstanding yard area.

A separate personnel entrance provides access to the office and reception area which has undergone a recent refurbishment.

The unit benefits from the following:

- Secured site
- 2 loading doors
- Refurbished offices
- Separate reception/office entrance
- Large yard/Parking area

Accommodation

Description	SQ M	SQ FT
Warehouse & Offices	1,079	11,620
Total	1,079	11,620

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.

Ratable Value

The property has a ratable value of £35,750.
Payable based on 51.2p in the £ is £18,304 pa.



Terms

The premises are available to let by way of a new lease on FRI terms to be agreed. **Quoting rent is £6.25 per sq ft, £72,625 pa.**

EPC Rating

This is available upon request.

Further Information

For further information please contact the sole agents CPP

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Date of Particulars

June 2021



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