



Industrial/Warehouse Storage Unit - To Let

858 - 3,444 Sq Ft (79.71 - 319.95 Sq M)

- Modern space in Great Longstone
- Rare industrial accommodation within Peak District
- Concrete Yard Area
- Available Immediately

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Location

The subject property is located within Longstone Business Park accessed off Beggarway Lane within Great Longstone.

Great Longstone is a village within the Peak District that can provide access to Manchester or Sheffield via the A623 or A6. It is located just 7 minutes drive from Bakewell.

Description

The subject property comprises of storage/warehouse space located in Great Longstone. Externally, the unit benefits from steel profiled cladding with brick and block elevations. Externally is a concrete yard/loading area and car parking.

There is also a separate detached studio building that provides modern accommodation with kitchen and WC facilities. The space is large open plan studio with the benefit of a mezzanine.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse/Industrial Unit	2,586	240.24
Studio Unit	858	79.71
TOTAL	3,444 SQ FT	319.95 SQ M

Terms

The properties are available on new lease terms to be agreed.
> Warehouse - £25,000 per annum
> Studio - £10,000 per annum

VAT

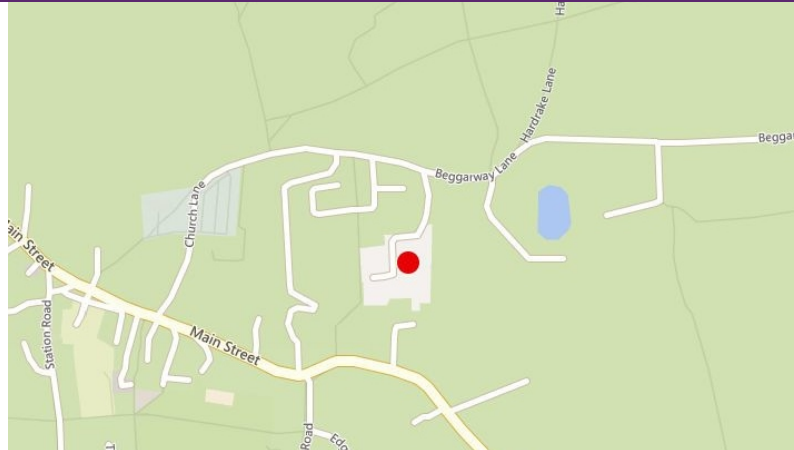
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Please refer to the Local Authority for information on Business Rates.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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