



## Modern Trade Unit - To Let

5,019 Sq Ft (466.27 Sq M)

- 5.50m Eaves Hight
- Prominent & Established Location
- Modern High Quality Unit

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## 5,019 Sq Ft (466.27 Sq M)

### Location

The property is located within the established Bentley Business Park, Carrera Court in Dinnington. The premises fronts onto Church Lane which can be easily accessed via Todwick Road (B6463), which in turn provides further access to Junction 31 of the M1 motorway approximately 4 miles to the South. The estate is a popular location for trade and commercial users with established occupiers including Screw Fix, Tan Delta & A. Cumberlidge Ltd.

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

### Description

Carrera Court provides a modern industrial estate of high quality trade/business units. The subject property is a modern end of terrace unit of steel portal frame construction with profiled cladding elevations and roof.

The property benefits from roller shutter door access and separate personnel access with the current layout providing separate integral office and WC facilities. The unit provides a number of dedicated spaces and prominence along Church Lane.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse & Offices	5,019	466.27
TOTAL	5,019 SQ FT	466.27 SQ M

### Terms

FRI Terms to be agreed.  
Quoting £47,680 pa.

### VAT

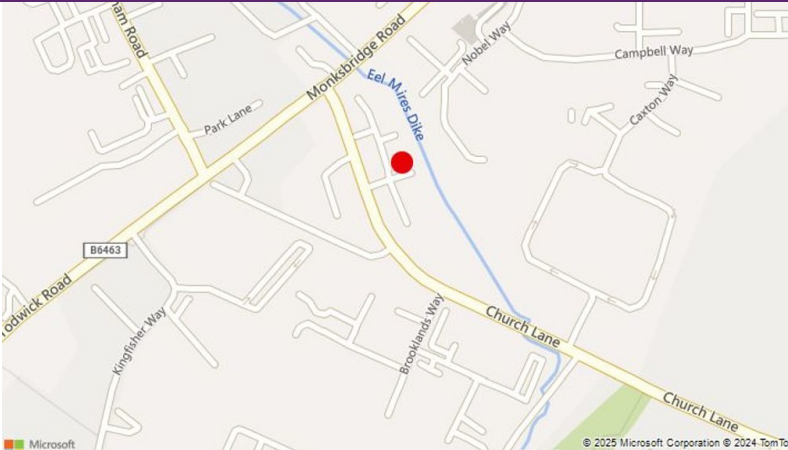
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

Current RV £23,500  
Payable is £12,831 based on 54.6p in the £.

### 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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