

# INDUSTRIAL/WAREHOUSE UNIT

To Let





PV array (10% of roof)



LED lighting to warehouse



2 level access loading doors



8.10m eaves height



Secure gated yard



42 on site car parking spaces (6 EV charging spaces)

**FULLY REFURBISHED AVAILABLE Q3 2025** 





The building is fully refurbished and will be available Q3 2025:

2 Level access loading doors

42 car parking spaces

**↑** 8.10m eaves

Two storey offices

PV array (10% of roof)

6 EV charging spaces

்த்- LED lighting to warehouse

Air source heat pumps

Secure gated yard

# SQ FT SQ M Warehouse 28,017 2,603 Ground Floor Offices 1,134 105 First Floor Offices 1,522 141 Total 30,673 2,849

### **TENURE**

The property is available by way of a new full repairing nad insuring lease on terms to be agreed.

### **TERMS**

Rental upon application.



### **RATEABLE VALUE**

Rateable value £255,000 (2025/6) Rates payable £141,525 (2025).

### VAT

VAT may be chargeable on the transaction.

### **EPC**

Target A on completion of the refurbishment.

## **LEGAL COSTS**

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

### **SERVICES**

The premises benefit from main services.

### **PLANNING**

The building is suitable for B2, B8 and E uses which covers light industrial, general industrial and storage and distribution.

# **ANTI MONEY LAUNDERING**

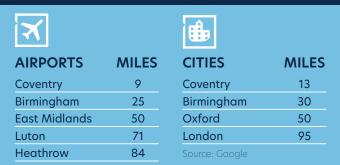
The successful tenant will be required to submit information to comply with the Anti-Money Laundering Regulations.







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# **Viewing**

To view or for further information please contact:



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