

A super light and bright office/light industrial unit situated close to local amenities which comprises; main ground floor area, three offices, kitchenette and W/C. The premises also offers mezzanine flooring with various office space, roller doors to the rear and off street parking to the rear. Full repairing and insuring terms (FRI). Deposit and references required. Commercial EPC rating C65. Available immediately.



- Super light and bright office/light industrial unit
- Off street parking to the rear
- Full repairing and insuring terms (FRI)
- Commercial EPC rating C65
- Fees may apply
- Roller door to the rear
- Mezzanine flooring with various office space
- Deposit and references required
- No VAT on the rent
- Available immediately

ACCOMMODATION

Entrance Lobby 6' 4" x 4' 11" (1.94m x 1.50m)

Office One 22' 5" x 8' 10" (6.84m x 2.68m)
With air conditioning.

Kitchen & W/C

Main Area 24' 7" x 21' 3" (7.50m x 6.47m)

Main Office 21' 3" x 16' 0" (6.48m x 4.88m)

Second W/C 6' 11" x 4' 2" (2.11m x 1.26m)

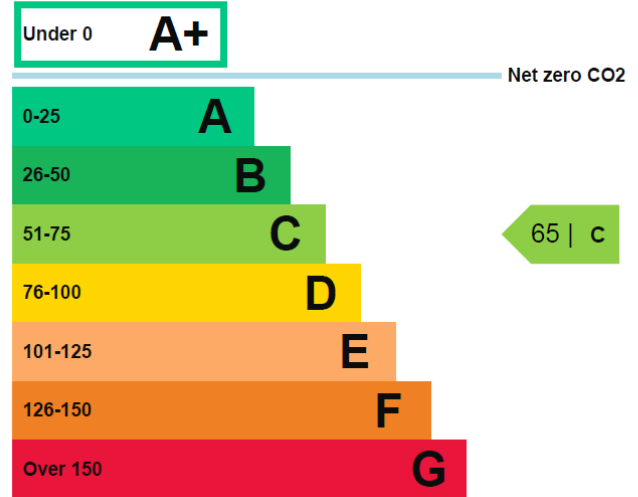
Wide slat roller

Off-street parking

First Floor 25' 7" x 28' 0" (7.81m x 8.54m)
Non-load bearing mezzanine flooring over kitchen and W/C. With air-conditioning.

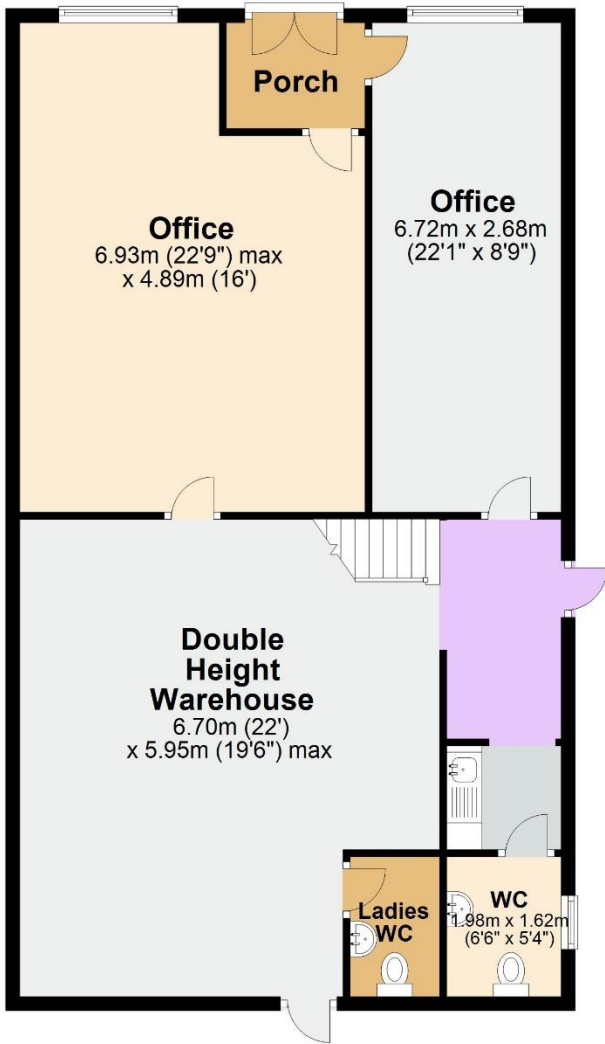
Energy efficiency rating for this property

This property's current energy rating is C.





Ground Floor



First Floor



Total area: approx. 157.9 sq. metres (1699.4 sq. feet)

MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION REGULATION 2013. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.