



Location

The property is situated on the north side of Hurricane Way, a short drive from the entrance to the Estate, at its junction with Fifers Lane. Nearby occupiers include **Trott Rentals**, **Booker Cash & Carry**, **Lotus Cars** and a **Greggs** food outlet.

Description

The property comprises a detached warehouse/workshop, with ground & first floor offices, WCs and kitchen, front parking and a rear yard of circa 0.12 acres.

The unit is of steel portal frame construction under a double pitched roof with rooflights and brick exterior walling. The lowest eaves height is 3.39m.

There are 3 roller shutter door entrances, 1 front behind a glazed entrance which provides a trader counter. 2 further doors into the amin and rear warehouse areas which have a floor level difference of 0.39m.

Easy access to both the A1270 (Northern Distributor Road) and the Outer Ring Road.

A comprehensive refurbishment will shortly be undertaken.

Accommodation

The unit provides the following gross internal floor areas:

Warehouse	6,819 sq ft	(633.51sq m)
GF Office	315 sq ft	(29.28 sq m)
FF Office Front	316 sq ft	(29.35 sq m)
FF Office Rear	321 sq ft	(29.79 sq m)
Total	7,771 sq ft	(721.94 sq m)

GF	7,134 sq ft	(662.76 sq m)
FF	637 sq ft	(59.18 sq m)

Tenure & Terms

A new full repairing and insuring lease is available for a term to be agreed.

Rent

On application.

Energy Performance Certificate

An updated EPC will be undertaken post-refurbishment.

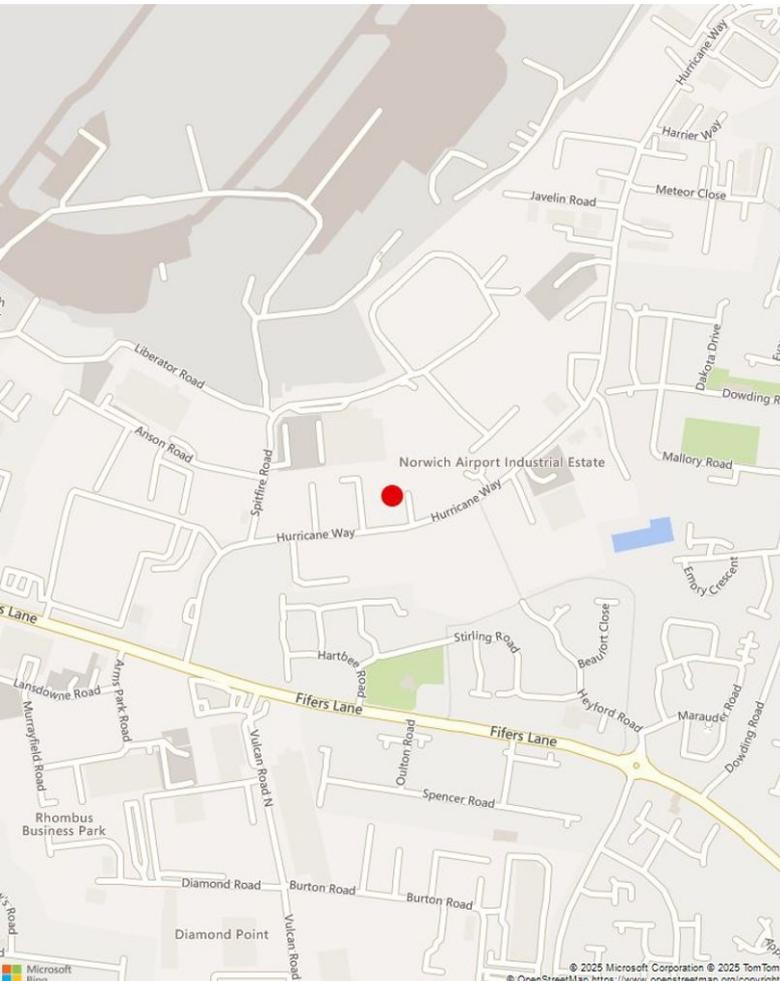
Rates

According to the Valuation Office Agency, the Rateable Value is £36,000.

Viewings & Further Information

Sam Kingston
Roche Chartered Surveyors
01603 756333 / 07796 262472
samk@rochecs.co.uk

Chris Squirrell
Bidwells
01603 229323 / 07887 830124
chris.squirrell@bidwells.co.uk





IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property