YARDLEY ROAD INDUSTRIAL ESTATE

Accommodation & Occupational Schedule

Unit	Description	GF (sq ft)	FF (sq ft)	Mezz.	Total GIA (sq ft)	WC	Occupier	Occupational Status	Passing Rent p.a.	Rate (psf)	EPC	Comments
1	Two-storey Offices	835	579	–	1,414	Yes	Vendor	Owner Occupied	–	–	TBC	VP or leaseback by negotiation
2	Warehouse	1,810	–	–	1,810	No	Vacant	Vacant Possession	–	–	TBC	Basic warehouse requiring refurbishment
3	Warehouse with Reception Office	4,010	–	–	4,010	Yes	James Maciver Costumes Ltd	Six-month Licence (from 1 May 2026)	£48,000	£12.00	TBC	Reception office and two loading doors
4	Warehouse	2,032	–	–	2,032	Yes	James Maciver Costumes Ltd	Licence	£24,000	£11.81	TBC	Approx. 5.4m eaves
5	Warehouse	2,176	–	Yes	2,176	No	Vacant	Vacant Possession	–	–	TBC	Includes lightweight mezzanine
6	Two-storey Offices	1,179	1,044	–	2,223	Yes	Vacant	Vacant Possession	–	–	TBC	Reception, welfare & offices

Estate Summary

Site Area: 0.74 acres (0.30 hectares)

Total Accommodation: 13,665 sq ft (1,269 sq m) GIA

Passing Income From Unit 3 and Unit 4: Approximately £72,000 per annum