

# Industrial Accommodation

The accommodation comprises the following (inclusive of service charge @ £2.50 psf) but exclusive of VAT:

Ground Floor Unit	Building Type	sq ft (mezz sq ft)	Rent per month	Availability
Unit 1	Industrial/Warehouse	409 (172)	£767	Let
Unit 2	Industrial/Warehouse	495 (237)	£928	Let
Unit 3	Industrial/Warehouse	495 (237)	£928	Vacant
Unit 4	Industrial/Warehouse	TBC	TBC	Vacant
Unit 5	Industrial/Warehouse	334	£626	Let
Unit 6	Industrial/Warehouse	355	£666	Let
Unit 7	Industrial/Warehouse	366	£686	Let
Unit 8	Industrial/Warehouse	420	£787	Let
Unit 9	Industrial/Warehouse	431	£807	Vacant
Unit 10	Industrial/Warehouse	431	£807	Vacant
Unit 11	Industrial/Warehouse	431	£807	Vacant
Unit 12	Industrial/Warehouse	431	£807	Let
Unit 13	Industrial/Warehouse	420	£787	Vacant
Unit 14	Industrial/Warehouse	495	£928	Vacant
Unit 15	Industrial/Warehouse	377	£706	Let
Unit 16	Industrial/Warehouse	463	£868	Let
Unit 17	Industrial/Warehouse	495	£928	Let
Unit 18	Industrial/Warehouse	657	£1,094	Let

# Office/Storage Accommodation

The accommodation comprises the following (inclusive of service charge @ £2.50 psf) but exclusive of VAT:

Mezzanine Unit	Building Type	sq ft	Rent per month	Availability
Unit 19	Office/Storage	344	£646	Vacant
Unit 20	Office/Storage	355	£666	Vacant
Unit 21	Office/Storage	344	£646	Vacant
Unit 22	Office/Storage	355	£666	Vacant
Unit 23	Office/Storage	355	£666	Vacant
Unit 24	Office/Storage	355	£666	Vacant
Unit 25	Office/Storage	355	£787	Vacant
Unit 26	Office/Storage	344	£646	Vacant
Unit 27	Office/Storage	355	£666	Let
Unit 28	Office/Storage	280	£525	Let
Unit 29	Office/Storage	291	£545	Let
Unit 30	Office/Storage	366	£686	Vacant

**Examples of upfront costs for first month:**  
**Inclusive of service charge @ £2.50 psf**

Ground Floor Unit	sq ft (mezz sq ft)	Rent per month	5 Week Deposit	One month rent in advance	Sub total	VAT	Total inc VAT for first month
Unit 3	495 (237)	£928	£1,070.75	£928	£1,998.75	£399.75	£2,398.50
Unit 9	431	£807	£931.15	£807	£1,738.15	£347.63	£2,085.78
Unit 10	431	£807	£931.15	£807	£1,738.15	£347.63	£2,085.78
Unit 11	431	£807	£931.15	£807	£1,738.15	£347.63	£2,085.78
Unit 13	420	£787	£908.05	£787	£1,695.05	£339.01	£2,034.06
Unit 14	495	£928	£1,070.75	£928	£1,998.75	£399.75	£2,398.50
Unit 24	355	£666	£768.45	£666	£1,434.45	£286.89	£1,721.34
Unit 30	366	£686	£791.55	£686	£1,477.55	£295.51	£1,773.06