

TO LET / MAY SELL:

New Build Trade Counter Units

 The Croft
BROMBOROUGH

SAT NAV: CH62 3PN



COMING SOON

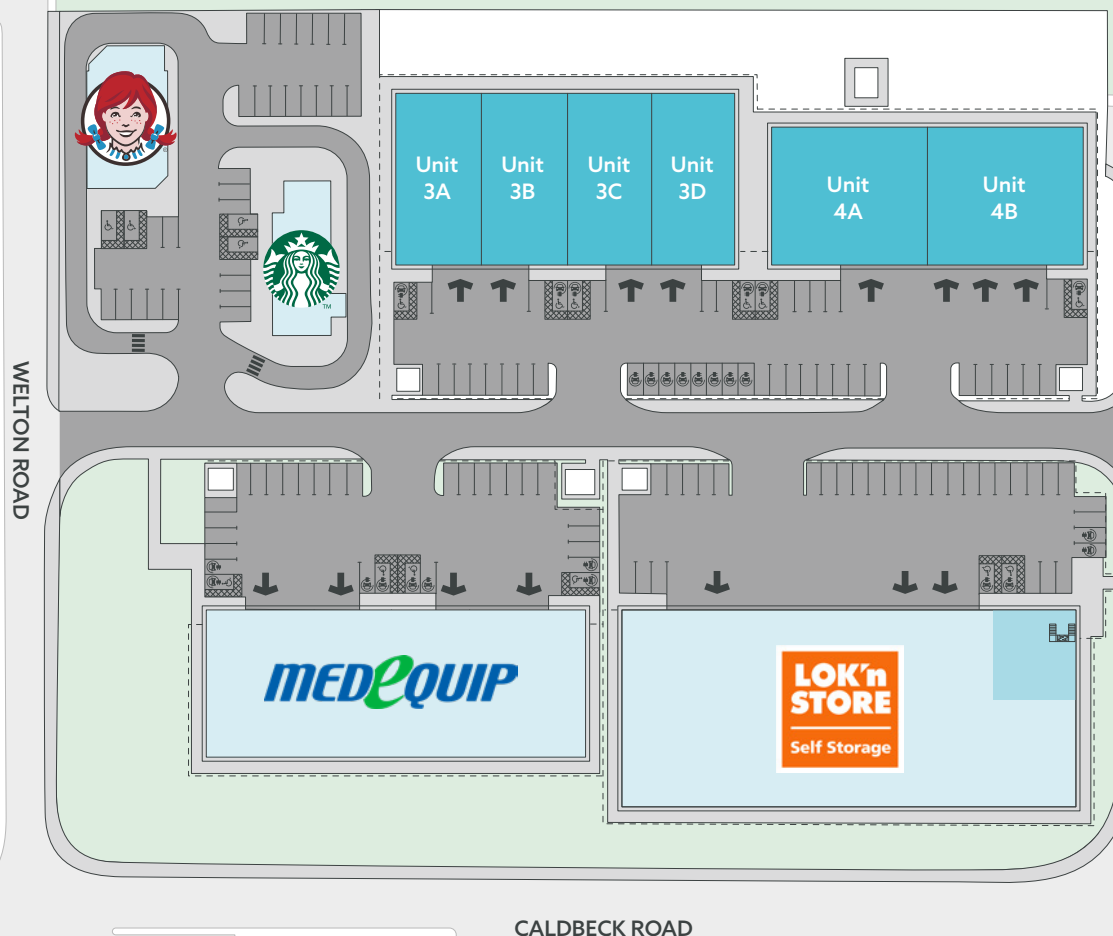


Highly prominent location adjacent to the A41 and Croft Retail Park

ENTER



UNIT	OCCUPIER	UNIT SIZE
3A	Available	3,959 sq ft (367.8 sq m)
3B	Available	3,922 sq ft (364.4 sq m)
3C	Available	3,922 sq ft (364.4 sq m)
3D	Available	3,959 sq ft (367.8 sq m)
4A	Available	5,772 sq ft (536.2 sq m)
4B	Available	5,772 sq ft (536.2 sq m)



DESCRIPTION

[View Phase 2 specification ►](#)

Redsun Projects is delivering the second phase of its high profile Croft scheme. Phase 2 will consist of 6 trade counter units which can be combined to suit size requirements of up to 27,500 sqft.

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[THE UNITS](#)

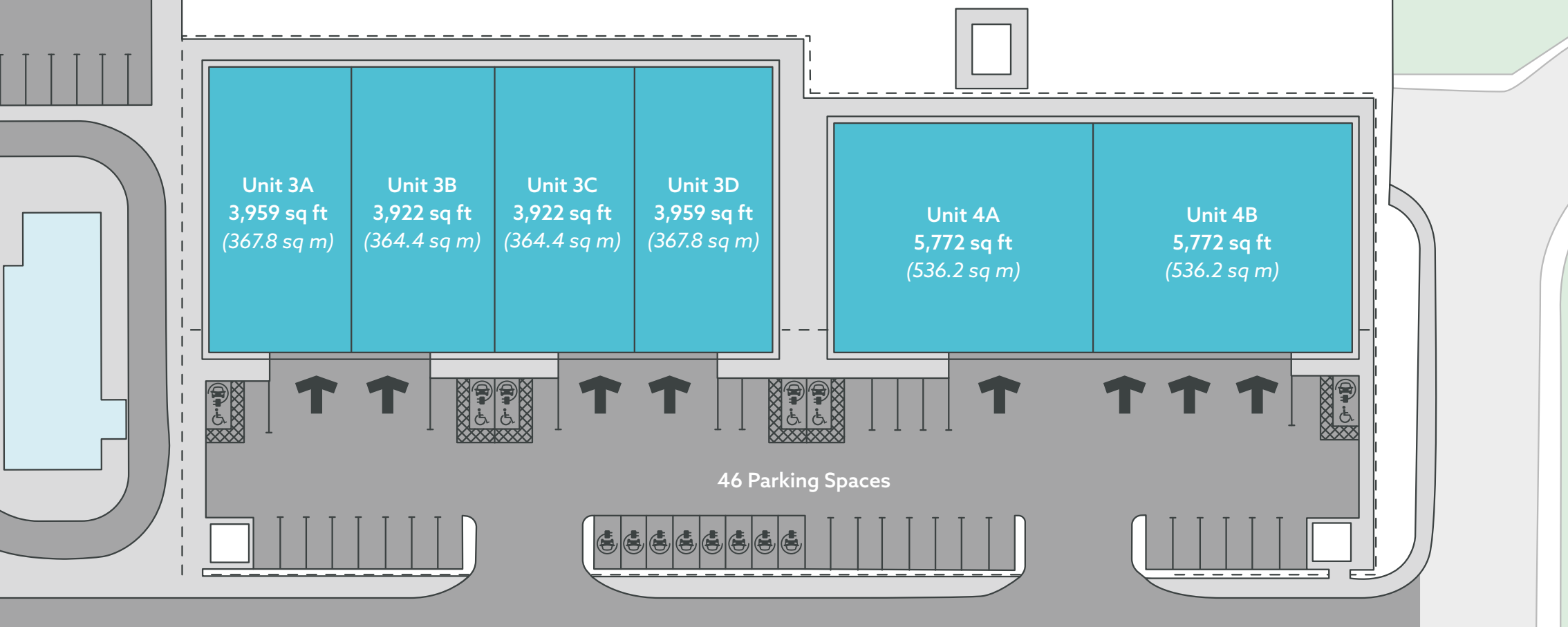
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PHASE 2 - TRADE COUNTER UNITS

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Units will be built to the following specification:

-  EPC Rating - A
-  Steel Portal Frame
-  10% Roof Lights
-  20m Yard Depth
-  3 Phase Power
-  Level Access Loading
-  50Kn/m² Floor Loading
-  7.5m to underside of haunch
-  EV Chargepoints
-  PV / Solar Panels

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TENURE

To let (may sell) on terms to be agreed.

RENT

Upon application.

RATING

To be assessed on practical completion.

VAT

All terms will be subject to VAT at the prevailing rate.

EPC

EPC's will be available upon practical completion. Target EPC A rating.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

Code for leasing business premises: Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

Anti-Money Laundering Regulations: In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

The Agents for themselves and for the Seller/Lessor of this property give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. September 2024. Bella Design & Marketing www.belladesign.co.uk

A development by



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