

**TO LET**

## Industrial / Warehouse

Semi-detached industrial unit with a large demised yard and fitted reception & office space

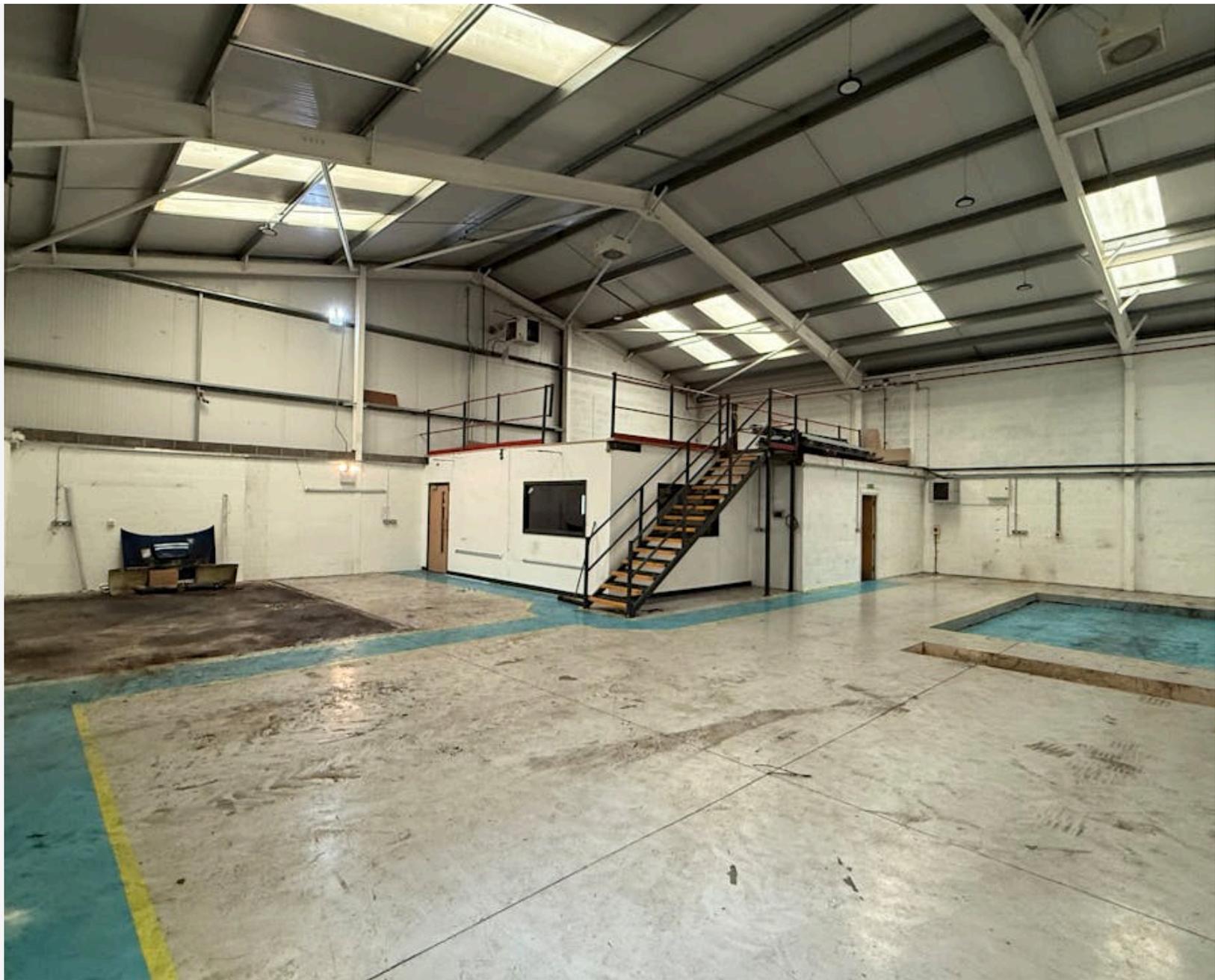
### Rent

£22,500 per annum



## Summary

-  Securely fenced site
-  Parking available
-  Large demised yard
-  Fitted office with kitchen and WCs
-  Fitted mezzanine for additional storage
-  Roller shutter door
-  Eaves height 7.7m at the Apex
-  The unit has single phase power









## Accommodation

---

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground	2,903	269.70	Available
Mezzanine	791	73.49	Available
<b>Total</b>	<b>3,694</b>	<b>343.19</b>	

## DESCRIPTION

This semi-detached industrial unit in March is situated on a well-established industrial estate, offering excellent accessibility for a range of commercial and light industrial uses. The property features a ground-floor pedestrian entrance leading into an office and reception area, alongside a separate goods door providing direct access to the main workshop.

Internally, the unit includes a kitchen, WC facilities, and multiple secure storerooms, supported by additional first-floor mezzanine storage for flexible operational space.

Externally, the site offers the potential to create an enclosed yard, ideal for storage or loading, as well as a generous parking provision to the front.

This versatile industrial property is well-suited for businesses seeking practical workspace with strong on-site amenities and room for expansion.

## VAT

Applicable

## SERVICE CHARGE

£5,500 per annum approx.

## RENT

£22,500 per annum

## BUSINESS RATES

Rateable Value: £18,750

Rates Payable: £9,356.25 per annum approx.

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## Further Information



**Joe Sagoe**

07869 046125

[joesagoe@tydusre.com](mailto:joesagoe@tydusre.com)



**Will Elphinstone**

07876 131346

[willelphinstone@tydusre.com](mailto:willelphinstone@tydusre.com)

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 17/03/2026