

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal basis. A breakdown of these areas are set out below:

	SQ M	SQ FT
Warehouse	2,604	28,029.2
GF Office	192.8	2,075.3
IF Office	175.7	1,891.2
TOTAL	2,972.5	31,995.7

Lease Terms

The premises have recently undergone an extensive refurbishment. Additional information and a summary of the works are available upon request.

The premises are available for immediate occupation on a new full repairing and insuring terms. Annual rental available on request.

Legal Costs

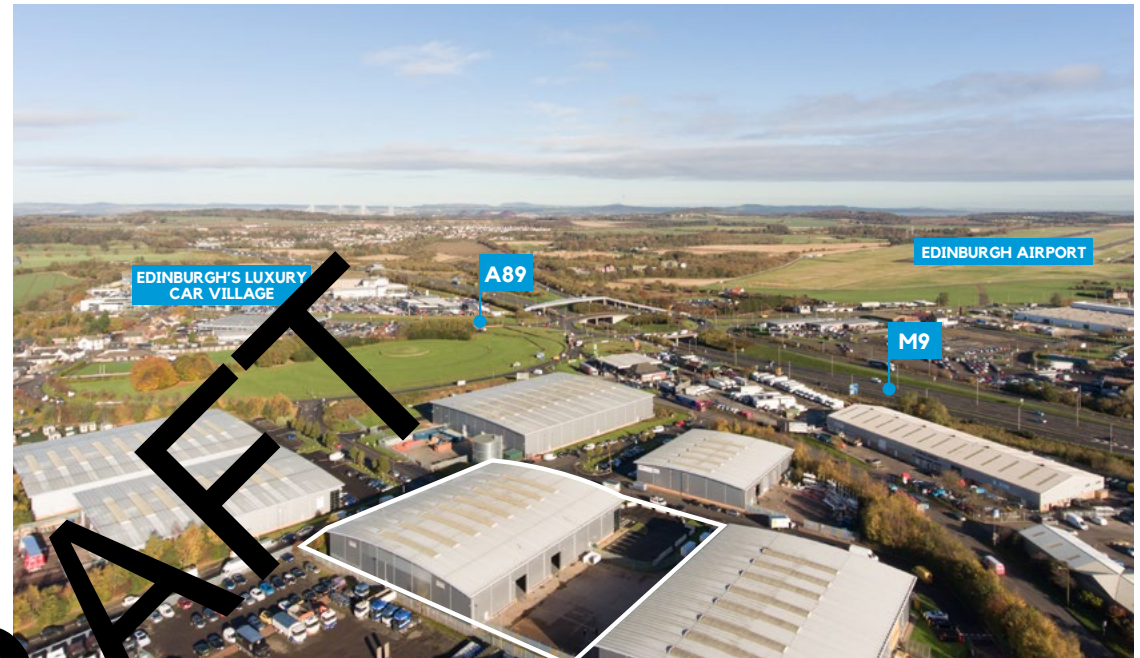
Each party will be responsible for their own legal costs incurred with this transaction.

Energy Performance Certificate

A copy of the certificate is available upon request.

Rateable Value

In the usual way it will be the ingoing tenant's responsibility for paying the rates liability. We have been advised by the local authority that the premises from 1 April 2017 have a rateable value of £190,000.



All figures are quoted exclusive of VAT which is applicable.

Viewing and Further Information

By contacting the joint letting agents:

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