



At first glance

- Flexible Floor area
- Parking
- Prime commercial
- Rarely available
- self contained
- Three phase supply

In detail

An end of terraced unit situated in a professional business estate.



**Floor area**

Total floor area 1292sqft / 120m2

Services

Mains services are understood to be connected. All interested parties to make their own enquires.

RENT

Rent and fees/charges; quoted exclusive of VAT whether charged or not.

Rates

Contact FODDC.

Service Charge

£40+VAT pcm

legal fees

Ingoing tenant responsible for £300+vat towards the Landlords legal fee.

Viewings

Strictly Via Hills.

Town and Country



Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

