





Accommodation

As a result of the success of Phase 1, Chancerygate have developed a further 15 industrial and trade units to include one stand-alone self-contained unit. The scheme is already attracting leading national occupiers such as Screwfix & Mr Clutch.

The newly constructed units are now complete and ready for occupation, joining occupiers such as Integral Powertrains and Izabelle Hammon Ltd in Phase 2.

3,111 - 3,275 sq ft Terrace units

Units 3-6 are located next to the existing trade units, and benefit from the neighbouring increased footfall and exposure as a result. The units are fitted with a first floor office, kitchenette and WC, with a warehouse eaves height of 6.35m.

1,936 - 2,377 sq ft Start-up units

Units 36-45 offer ideal space for a small business requiring c.2,000 -2,500 sq ft. All units include offices at first floor level, WC and a kitchenette installed and eaves height of 5.7m.

Specification These units are fitted out to a high standard and benefit from:-

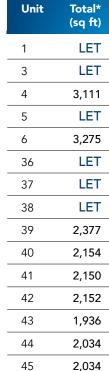
- 37.5Kn per sq m floor loading
- 3 Phase electricity
- Planning Consent: B2 & B8
- Fitted first floor offices, WC's and kitchenettes
- Secure and well lit estate
- CCTV and communal lighting coverage across the site

Terms

The units are available on a leasehold basis.

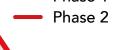
Indicative EPC

EPC B (varied 32-40)



Unit sizes

- Phase 1



^{*} Areas are approximate on a GEA basis



More information available through the joint marketing agents:



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Another development by Chancerygate

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. March 2018.