

FREEHOLD INVESTMENT OPPORTUNITY FOR SALE LIGHT INDUSTRIAL UNIT – SUBJECT TO EXISTING LEASE



Viewing by appointment only

UNIT

CRANBORNE INDUSTRIAL ESTATE, CRANBORNE ROAD, EN6 3JN

A large light industrial unit, currently let on a 7-year lease, which commenced 24th April 2015 – passing rent level: £30,000 PAX.

Arranged over lower ground, ground and mezzanine levels (mezzanine storage level with restricted ceiling height).

The unit is made up of workshop space, mezzanine storage space, an office, kitchen & WC facilities.

There is parking for 2-3 vehicles to the front of the property.

Including the restricted height mezzanine area, the unit has a **GIA of 6167ft² (572.9m²)**.

The unit is situated at the end of a no-through side turning off Cranborne Road. The Cranborne Industrial Estate is conveniently positioned for transport links, being within just a few miles of the M25 and A1(M).

GUIDE PRICE: £560,000 FREEHOLD

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.
1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011



MAUNDER TAYLOR

SUMMARY OF ACCOMMODATION

Lower Ground & Ground Floor comprising;
Workshop, office, kitchen, reception entrance
& WCs:

Combined internal area: 3515ft² (326.6m²)

First Floor Mezzanine storage (restricted ceiling
height):

Combined internal area: 2651ft² (246.3m²)

**APPROXIMATE GIA
6167ft² (572.9m²)**

Lease: 7-year lease term commenced on the
24th April 2015. Current rent level of £30,000 PAX.

Business Rates:

According to the VOA web site, the 2017 **Rateable Value**
is £23,809. This is NOT the amount of rates payable. For
the actual amount of rates payable, interested parties
are advised to make their own enquiries with Hertsmere
Council: 020 8379 1000.

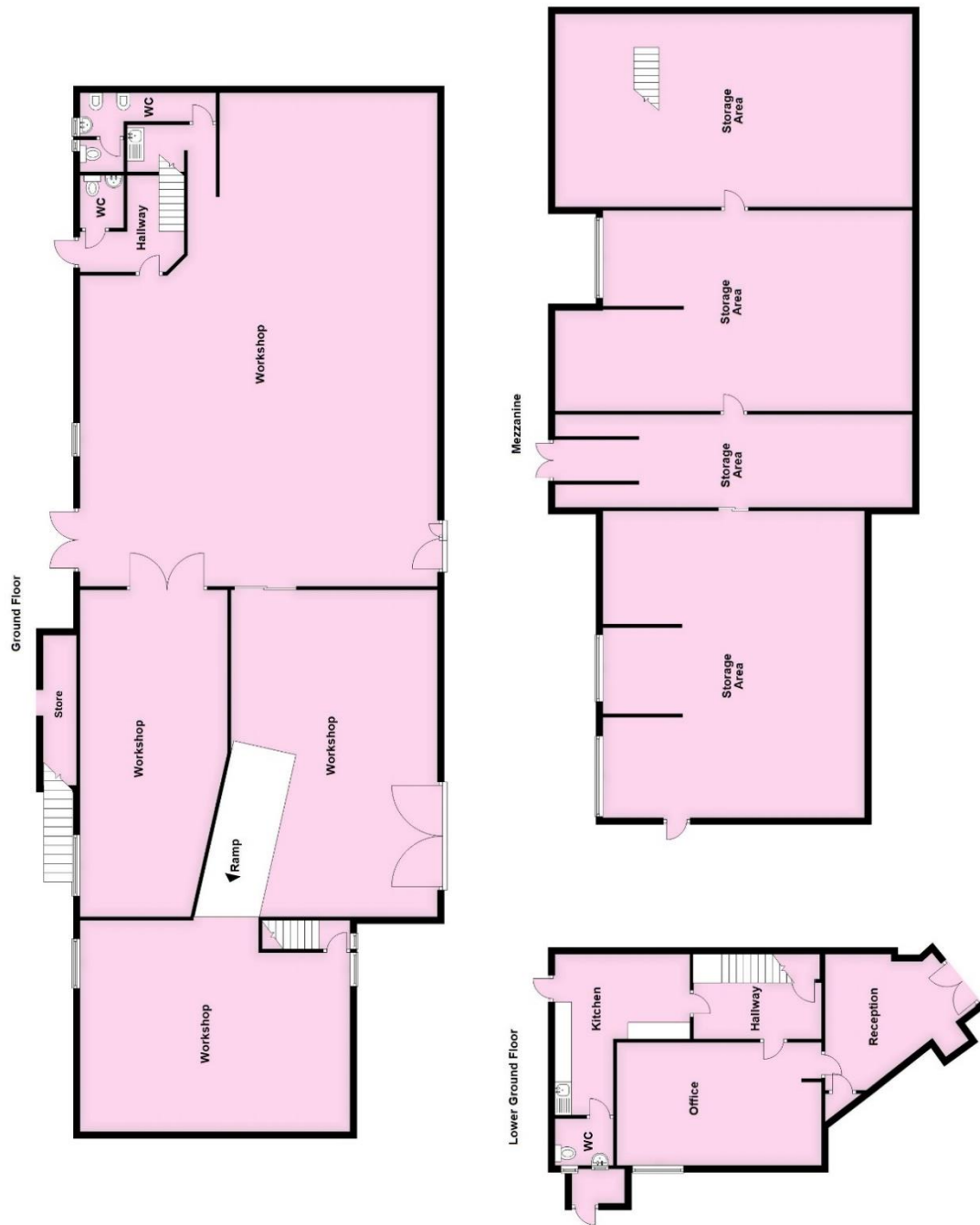


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NOTE: Floorplan for information purposes only. Not to scale. Plans produced using AutoCAD.

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