



Unit 44 Racecourse Court, Richmond, DL10 4TG
£866

SLIDING DOOR

Sliding door to: (Please note this is due to be replaced for a new tenancy)

ENTRANCE RECEPTION

Sliding wooden doors leading into reception area having sliding door to cloaks room and further door to store room. Door to second store room and wood doors to main unit.

CLOAKS / W.C

Low level w.c, hand basin and light.

STORE ROOM 2.50m x 1.69m (8'2" x 5'6")

Glass sliding door to side, window to front, power and light.

SECOND STORE ROOM 2.61m x 2.51m (8'6" x 8'2")

Window to front, power points and light.

MAIN UNIT 13.58m x 6.81m (44'6" x 22'4")

Having light, blow heater, emergency fire door to rear, sink with cupboard below, extensive power points, wood racking to the rear and sides for additional storage. Fire door leading to the inner hallway.

TOILET

Hand basin, tiling, corner sink and further door to low level w.c.

INNER HALLWAY

Fire exit to the rear and door to the kitchen area with stairs to upper level.

KITCHEN 4.44m x 3.12m (14'6" x 10'2")

Having single drainer, base nits, worktop, power points, electric cooker point, extractor fan, power and light.

UPPER STORAGE AREA

Door to an office and additional landing storage area with light.

OFFICE 3.47m x 3.40m (11'4" x 11'1")

Power points, light, telephone point and additional storage. Window overlooking the main unit.

TERMS

* 3-Year Lease

* Service Charge £1085.31 per annum (£90.44 per month)

* Annual Rent £10,400 per annum (£866.66 per month)

Property Insurance premium for the building Approx: £400-500 annually

NOTES

3-PHASE ELECTRIC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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