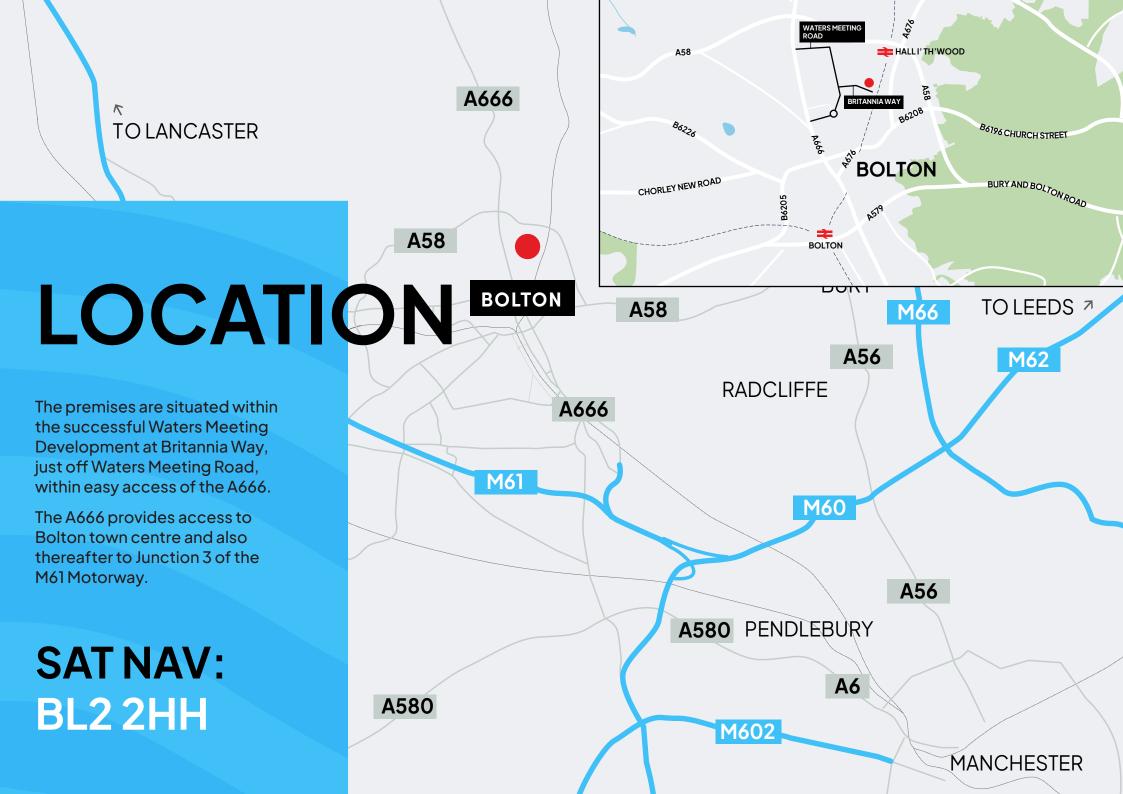


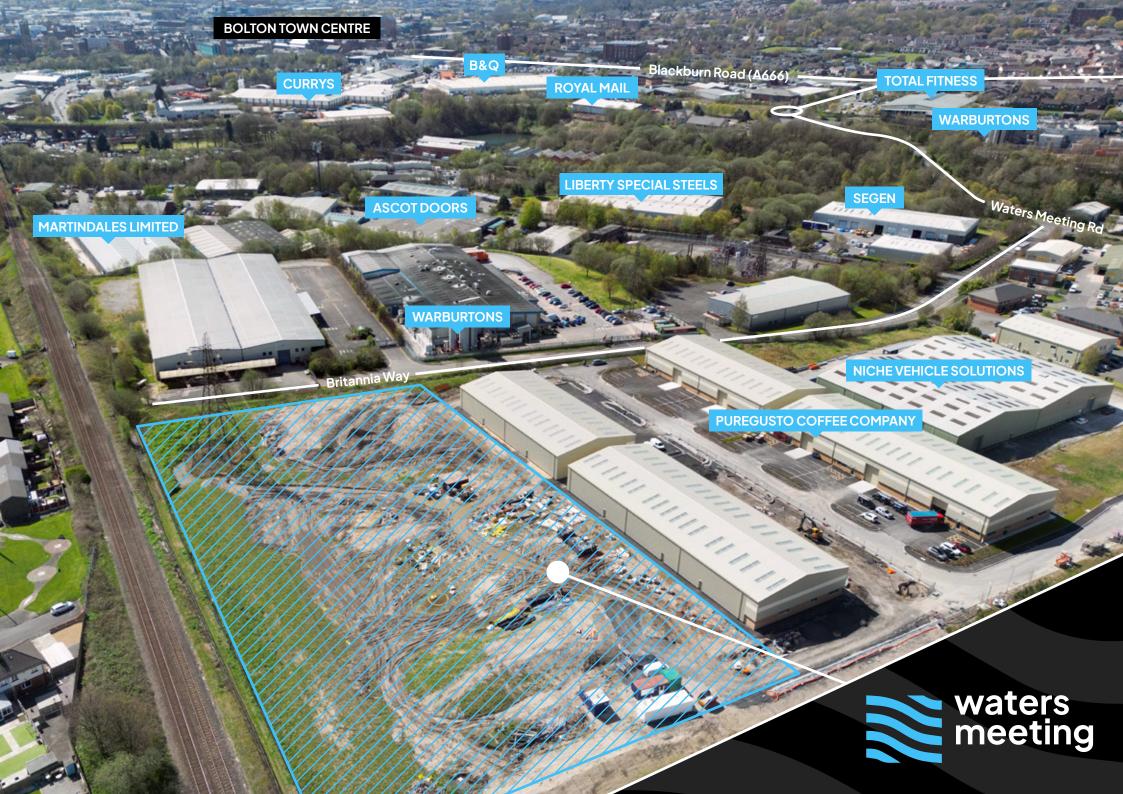
UNIT 50 FOR SALE / TO LET

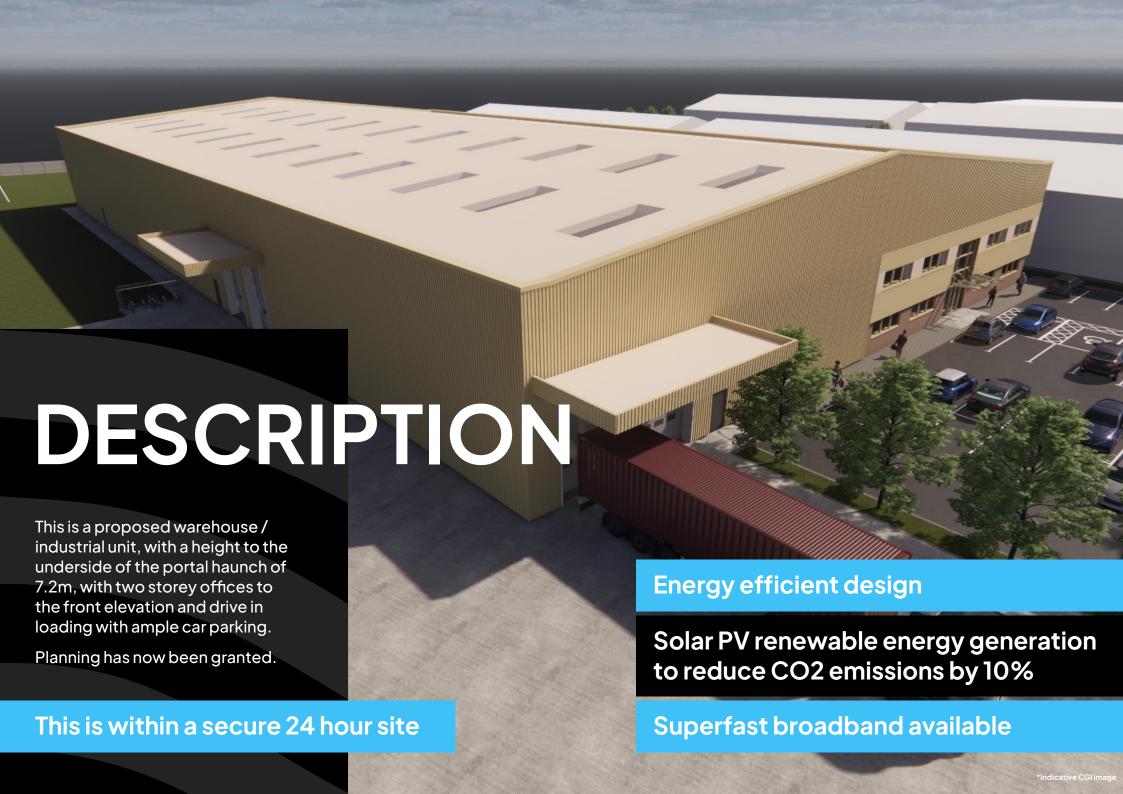
50,000 sq ft (4,645 sq m) warehouse / industrial unit

Available Q4 2024





















Sector 4

FURTHERINFORMATION

SERVICES RESPONSIBILITY

It is the prospective occupier's responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

SERVICE CHARGE

A service charge is liable on the estate, currently running at £0.50 per sqft per annum.

INSURANCE

The landlords will insure the premises and recharge the cost thereof.

TERMS

The premises are available by way of a Freehold Purchase or by way of an occupational lease on terms to be negotiated.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

To be assessed.

VAT

Rents and prices where quoted, are exclusive of, but may be liable to VAT at the prevailing rate.

EPC

An Energy Performance Certificate will be made available on completion of the premises.

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



