



## Alkington Road, Whitchurch SY13 3NG

### £1,709 Per Month

Light Industrial/Storage Unit on a small rural industrial estate near Whitchurch. 3,418 square foot/317.5 square metres. 3rd industrial unit of 3, all on one level, with roller door to the front (limited turning space to front access), plus intake bay to the rear with roller door with turning space. Will have a toilet and wash hand basin fitted by landlord before occupation. LED lighting, sub electricity meter for this unit. Tenant responsible for their own rates and electricity bill. Let as seen, any internal changes needed can be made if agreed by the landlord, but will be charged to the tenant.





## Light Industrial Unit

3,418 square foot/317.5 square meter, industrial unit, £6 per square foot. On one level, with roller door to the front (limited turning space to front access), plus intake bay to the rear with roller door. Will have a toilet and wash hand basin fitted by landlord before occupation. LED lighting, sub electricity meter for this unit. Tenant responsible for their own rates and electricity bill. Let as seen, any changes needed can be made by agreement with the landlords, but will be charged to the tenant.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

