

BLOCK 41



465 SQ M (5,005 SQ FT)

- **3 phase electricity, mains gas & mains water**
- **Offices to front of unit**
- **Gas fired warm air heating to production area**
- **Loading door 4.0 m wide x 3.6 m high**

DESCRIPTION

Modern semi detached unit of steel framed construction with brick/blockwork and profiled metal cladding elevations. The insulated pitched roof is of profile metal sheeting with translucent panels providing natural light.

LEASE TERMS

- New Tenant's full repairing lease. Term length negotiable
- Rent reviews every 3/5 years subject to length of lease
- Landlord insures the building and recovers the premium from the Tenant
- Tenant responsible for all repairs and decoration

www.numberoneindustrialestate.co.uk

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