

UNIT 39



1,039 SQ M (11,191 SQ FT)

- **3 phase electricity, mains gas & water**
- **Ground and first floor offices**
- **Internal clear height 4m**
- **External yard area**

DESCRIPTION

Modern detached unit of steel framed construction with brick/blockwork and profiled metal cladding elevations. The insulated pitched roof is of profiled metal sheeting with translucent panels providing natural light. Loading door is 3.6 m wide x 4.0 m high.

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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