



Industrial/Warehouse Unit Size 4,428 sq ft (411.37 sq m)

- Well Located Business Park, on the edge of Bakewell
- Excellent access to Buxton Road, A6
- Craneage

Industrial/Warehouse Unit – To Let

Size 4,428 sq ft (411.37 sq m)

Location

The subject property is situated within Riverside Business Park, Bakewell. This is a multi-user commercial business park located on the outskirts of Bakewell. The site is located directly off the A6 (Buxton Road) providing access to surrounding towns and the wider area.

Description

The premises comprise a warehouse/industrial unit of steel trussed roof construction. The unit benefits from WC and first floor office area. The unit has 1 ground level loading door, accessed off the shared yard/parking area. The premises benefit from 3 phase electricity. There is a 1 tonne travelling crane within the unit which could be reinstated should an occupier require it.

Accommodation

We have been provided with Gross Internal Area measurements for the site as follows: -

	Sq M	Sq Ft
Unit 8B	411.37	4,428

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Terms

The property is available on new short term lease on FRI terms. Quoting rent is **£21,033 per annum** (£4.75 psf).

There is an estate charge payable which is £5,177 pa and buildings insurance is £1,509 pa.

EPC Rating

This is available upon request.



Further Information

For further information please contact the below, or our joint agent Knight Frank.

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Date of Particulars

October 2020

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.



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