



## Modern Detached Industrial Unit 5,547 Sq Ft (515.32 Sq M)

- Detached Modern Industrial Unit
- Well Located with access to J31 M1
- Rare LH opportunity



# Modern Detached Industrial Unit

## 5,547 Sq Ft (515.32 Sq M)

### Location

The property is located at within the established Bentley Business Park in Dinnington. The premises fronts Low Common Road which can be easily accessed via Todwick Road (B6463) which provides further access to Junction 31 of the M1 motorway approximately 4 miles to the South. The area has seen significant investment in recent times and an improvement in the access to Junction 31 of the M1.

### Description

The subject premises provide a modern detached steel portal framed warehouse with steel profiled clad elevations. The unit benefits from integral modern two storey office accommodation, with open reception. The offices benefit from a disabled passenger lift and associated WC's and Kitchen areas. The warehouse benefits from LED lighting, polished concrete floors and internal dado wall to 1m.

The unit benefits from a secure yard area surrounded by paladin fencing. The unit benefits from 15 car parking spaces with associated storage areas.

The unit is available immediately.

### Accommodation

We have measured the property to have the following Gross Internal Area:

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	2,767	257.05
First Floor Office	1,333	123.84
Ground Floor Office	1,447	134.43
<b>TOTAL</b>	<b>5,547 SQ FT</b>	<b>515.32 SQ M</b>

### Terms

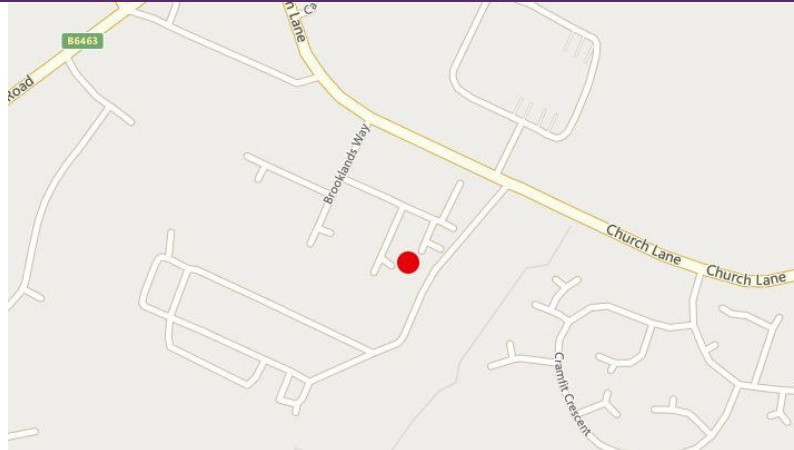
The property is available on FRI Terms to be agreed. Quoting rent of £45,000 pa.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

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

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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