

ROCK

COMMERCIAL
PROPERTY AGENTS

CONTACT PETER VAN DE VELDE
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T 01481 728559 M 07781 127210
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1ST FLOOR LIGHT INDUSTRIAL UNIT 10 PITRONNERIE ROAD

£22,239 PER ANNUM

SELF CONTAINED FIRST FLOOR SPACE

APPROXIMATELY 2,471 SQ FT

SITUATED IN THE PITRONNERIE ROAD INDUSTRIAL ESTATE

TOILET AND KITCHEN FACILITIES

These details are for guidance only. Although every care is taken in the preparation of these particulars, measurements are approximate and Rock Commercial, its agent(s), the vendor(s) or the lessor(s) are not responsible for any errors, omissions or mis-statements contained within them. They do not form part of an offer or contract and no person in the employment of Rock Commercial has the authority to make any representation or warranty in relation to this property. Prospective purchase or tenants should verify all information for themselves by inspection or making their own investigations before making any agreement to purchase or lease.

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LOCATION

This property is located in the Pitronnerie Road Industrial Estate where there are a large number of industrial units. There is good access for lorries and trailers from the main harbour which is approximately 1.5 miles away.

ACCOMMODATION

The premises occupy 2,471sq ft of space on the first floor of the building. It has been previously used as a disaster recovery / data storage site. There is a generator on site. It is also equipped with kitchen and toilet facilities. There are 4 parking spaces available at the front and side of the building.

RENT

The building is offered at £9 per square foot = £22,239 per annum.

LEASE TERMS

The property is offered on internal repairing insuring basis with a new lease available direct from the landlord. The premises are available immediately on completion of a new lease.

LEGAL COSTS

Each party to be responsible for their own legal costs.

FURTHER INFORMATION AND VIEWING

Strictly by appointment . Please contact Rock Commercial as the Landlord's Agent:

Mr Peter Van de Velde (director) Telephone: 01481 728559 Mobile: 07781 127210 / Email: Peter@Rockcommercial.co.uk

Opening hours 8.30am until 5.00pm. Viewings out of hours by prior arrangement.



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