

**MODERN
WORKSHOP/OFFICE SPACE**

Rent £7,750 PA

Description

This well-presented modern workshop is discreetly positioned just off The Avenue in Starbeck, offering both privacy and excellent accessibility.

The ground floor features an open-plan workshop area with a solid, painted concrete floor, strip LED lighting, and a dedicated WC with sink. A modern insulated roof, electric roller shutter door, and 3-phase power supply enhance the practicality and efficiency of the space.

The first floor provides additional flexibility, ideal for use as office space or further storage, depending on your business needs.

This versatile unit is well-suited to a range of uses including light industrial work, secure storage, or office-based operations.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: £5,300

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services with the exception of gas are connected to the property.

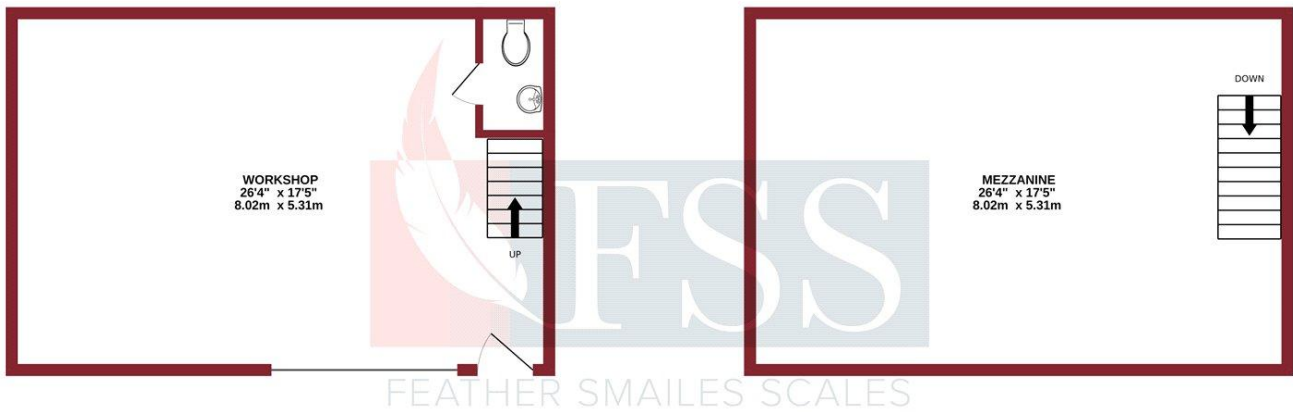
Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



FEATHER SMAILES SCALES

TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.

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