

TO LET

UNIT 3 BROOKSIDE CENTRE
OFF RED MARSH DRIVE
RED MARSH INDUSTRIAL ESTATE
THORNTON
FY5 4HD

- TOTAL AREA: 1600 SQ FT GIA
- GROUND FLOOR CIRCA 1,135 SQ FT
- MEZZANINE OFFICE & STORAGE: 465 SQ FT
- NEW LICENCE / LEASE AVAILABLE
- PLENTY OF CAR PARKING & EXTERNAL SPACE
- SERVICE CHARGE INCLUDED IN THE RENT

RENTAL: £9,000 PA EXC. (SERVICE CHARGE INCLUDED)



Duxburys
Commercial

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UNIT 3 BROOKSIDE CENTRE THORNTON

LOCATION

This light industrial unit occupies a convenient and strong trading position on Red Marsh Industrial Estate. The premises is surrounded by similar units occupied by local businesses. It provides ease of commuting into the centre of Thornton with its array of local amenities and shops.

DESCRIPTION

This light industrial / workshop business unit benefits from:

- Vehicle loading/access door
- Separate personal door
- Additional side door
- Plenty of external space, being the end unit
- Open plan ground floor space
- Plus, mezzanine floor with office and storage space
- 3 phase electrics
- Alarm system
- Service charge is included in the rent
- Car parking to the front of the unit.

Internal viewing highly recommended by appointment through Duxburys Commercial on 01253 316919 Option 1.

ACCOMMODATION

GROUND FLOOR

GIA: 1135 sq ft

MEZZANINE FLOOR

465 sq ft

TOTAL AREA: 1,600 sq ft

(Approximate measurements)

ADDITIONAL PHOTOS

Can be found to the back page of the brochure.

SERVICE CHARGE

The service charge is included in the rent for this unit. The service charge is approximately £1400 per annum (subject to change).

LEASE DETAILS

A new license agreement or FRI lease is available with terms to be negotiated. The rent is payable monthly in advance and a bond is required by the landlord.

LEGAL FEES

The incoming tenant may be responsible for the landlord's legal fees incurred in the transaction. Quote to be provided. If applicable.

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 Option 1.

VAT

VAT is not applicable on the rental price.

BUSINESS RATES

TBC

Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



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(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

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(4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order. Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.

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