

# TO LET

UNIT 7 BROOKSIDE CENTRE  
OFF RED MARSH DRIVE  
RED MARSH INDUSTRIAL ESTATE  
THORNTON  
FY5 4HD

- GROUND FLOOR GIA CIRCA 100 SQ M (1,076 SQ FT)
- NEW LICENCE / LEASE AVAILABLE
- CAR PARKING
- SERVICE CHARGE PAYABLE

**RENTAL: £5,750 PAX + SERVICE CHARGE**



**Duxburys**  
Commercial

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# UNIT 7 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 / work shop unit with vehicle access door.

Car parking to the front of the unit.

## DIRECTIONS

Proceed off Trunnah Road onto Holly Road and commence access onto Red Marsh Industrial Estate. Proceed along Red Marsh Drive and turn right into the Brookside Centre where Unit 7 can be found on the right hand side.

## ACCOMMODATION

### GROUND FLOOR

GIA: 100 sq m (1076 sq ft)

## SERVICE CHARGE

The service charge for the unit on this site 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 £500 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.

## VIEWINGS

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

## VAT

VAT is not applicable on the rental price.

### Disclaimer

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