

LANDYWOOD ENTERPRISE PARK



Industrial Units To Let

- 18,805 – 40,503 sq ft
- Available as a whole or in part
- Secure, established industrial estate within 3.5 miles of J11 M6

 **ST.MODWEN**



Accommodation

Unit	sq m	sq ft
51	1,747	18,805
59 & 60	2,015.80	21,698
Total	3,762.80	40,503

Rent

From £3.50 per sq ft

Service Charge

The landlord levies a service charge to all occupiers to recover costs of maintenance.



Description

Situated on a well managed and secure industrial estate, the units are of steel portal frame construction with brick & block elevations.

Unit 51

- Two bay warehouse
- Min 4.5 eaves
- 7.3m wide sliding doors
- Two storey offices
- Dedicated parking

Unit 59 & 60

- Two bay warehouse
- 6.6m wide sliding doors
- Two level access doors
- Min 4.8m eaves
- Single storey offices

Tenure

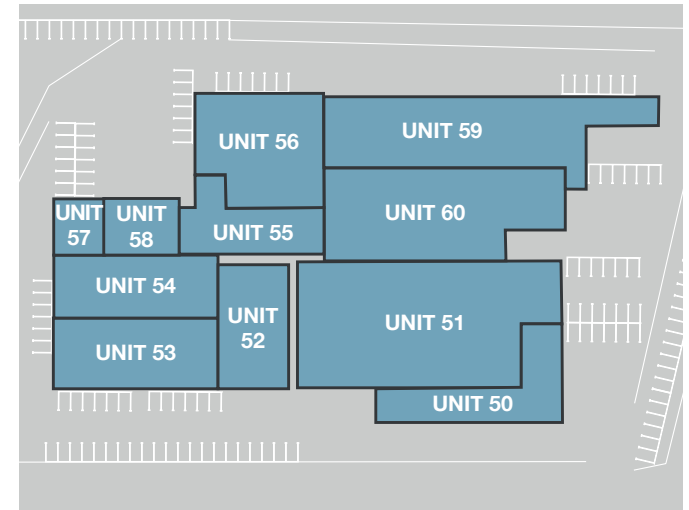
The property is available on a new full repairing and insuring lease for a term to be agreed between the parties

VAT

All prices subject to VAT

Legal Costs

Each party to be responsible for their own legal costs in any transaction.



Viewings strictly via appointment with the joint agents

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