

TO LET / FOR SALE

UNIT 9 BROOKSIDE CENTRE
OFF RED MARSH DRIVE
RED MARSH INDUSTRIAL ESTATE
THORNTON
LANCASHIRE
FY5 4HD

- GROUND FLOOR GIA 99.8 SQ M (1,074 SQ FT)
- MEZZANINE FLOOR APPROX 700 SQ FT
- NEW LICENCE / LEASE AVAILABLE
- PARKING FOR CIRCA. NINE VEHICLES
- £5,720 PER ANNUM INC. OF THE SERVICE CHARGE

RENTAL: £110 PER WEEK INC. OF SERVICE CHARGE
ASKING PRICE: £69,950



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UNIT 9 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 unit provides ground floor space and a mezzanine floor. The ground floor is accessed by a sliding loading vehicle access door and personal door.

The ground floor is currently sub-divided to provide office accommodation, a kitchen area and open plan space. The mezzanine floor is accessed from the rear of the property and provides additional storage space.

Dependent on the length of lease taken by prospective tenants the interior can be re-configured to suit the incoming tenant's requirements. Landlord's permission must be sought in relation to this scenario.

The units benefit from 3 phase electrics, an intruder alarm, telephone system and night storage heaters.

There is external parking to the front of the unit for approximately 9 vehicles. It includes a designated parking area and 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 9 can be found.

ACCOMMODATION

GROUND FLOOR

Max. width 7.5 M

Max. depth 13.3 M

GIA 99.8 sq m (1074 sq ft)

The GF area comprises of:

Office 1 – 9.2 sq m

Kitchen - 14.0 sq m

Office 2 – 13.0 sq m

MEZZANINE FLOOR

Approximately 700 sq ft

SERVICE CHARGE

The service charge for the unit on this site is presently £25 per week. The service charge is included in the asking rent of £110 per week.

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

If a full FRI lease is required then the incoming tenant is to be responsible for the landlord's reasonable fees incurred in the transaction.

Legal fees may not apply if a standard license is agreed.

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

VAT

VAT is not applicable on the rental price.

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