

# TO LET

MODERN WAREHOUSE UNIT – approx. 1,500 sq ft - £12,375 pa exclusive



## UNIT 8A TROMODE ESTATE



### DESCRIPTION

A great opportunity to take a lease on this modern warehouse unit located on the popular Tromode Estate. The unit has been finished to a high standard to include an electric roller shutter door with double glass pedestrian doors, a partitioned rear storage/office area, WC, kitchenette and 3 phase electrics. There is onsite parking.

### LOCATION

The Tromode Estate is situated at the bottom of Johnny Watterson's Lane and is a well maintained and popular estate owned as a whole by Clucas Plc and maintained to a high standard.

### SERVICES

All mains services are installed.

### REPAIRING OBLIGATIONS

Standard full repairing and insuring terms. Tenant to pay rates and building insurance. There is a small Estate charge for the upkeep of the Estate.

### RENT DEPOSIT

A 3 month rent deposit will be required.

### POSSESSION

Vacant possession upon completion of all legal formalities.

**Over/....**

## VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.



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### **Black Grace Cowley Limited**

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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