



SansomHamilton

Chartered Surveyors & Property Consultants

TO LET

STORAGE & WORKSHOP UNIT

**SNARESTONE
DE12 7**

LOCATION

The units are located on the outskirts of Snarestone approximately 3.5 miles from the M42 and 4 miles to the A444.

DESCRIPTION

Two self-contained units in secure quiet location. Unit 1 may be split into a smaller unit if required.

UNIT 1 – STORAGE UNIT – RENT £830 PCM

- 2,495 sq ft (231m²)
- 6m eaves
- Lighting & power



UNIT 2 – WORKSHOP – RENT £450 PCM

- 753 sq ft (69m²)
- Plus covered storage area

BUSINESS RATES – NOT YET ASSESSED

TENURE

Minimum 12 months lease to be excluded from Section 24-28 Landlord & Tenant Act 1954 security of tenure provision

EPCs

TBC

ADDITIONAL INFORMATION

- The property has a secured gated access and security cameras.
- No outside storage
- 3 phase electricity supply.

LEGAL COSTS

Each party to be responsible for their own legal costs

DISCLAIMER

Sansom Hamilton & Co. give notice that these particulars are produced in good faith and as a general guide only and do not form any part of an offer or any contract. No person within Sansom Hamilton & Co has any authority to make or give representation or warranty on any property. All plans are for identification purposes only. All areas are approximate and subject to survey by the purchaser.



Unit 2



Unit 2 storage area