



# DAVID ABBOTT

Estate Agents



**DRAFT COPY:**

I confirm that i have checked all these particulars and they are correct in all respects.

Name: .....

Signature: ..... Date: .....

## TO LET - INDUSTRIAL UNIT

**Hurrican Way, Wickford, SS11 8YB**

**£14,000**

A fully equipped mechanics work shop including ramps and inspection pit. The applicant needs to be a fully trained mechanic with the relevant qualifications and insurance to trade. The landlord is offering the successful candidate his current fleet to service and an interview will be held.

# Hurrican Way, Wickford, SS11 8YB

## TO LET

Mechanics workshop

## MEASUREMENTS

Workshop 2063 sq.ft

Mezzanine/office/kitchen 361 sq.ft

## RENT

£14,000 per annum

## FREQUENCY

Quarterly in advance.

## DEPOSIT

Three months' in advance.

## SERVICE CHARGE

TBC.

## RATEABLE VALUE

TBC.

## LEGAL COSTS

Ingoing tenant responsible for Landlords reasonable legal costs.

## NOTE

PLEASE NOTE: ANY PROSPECTIVE TENANT WILL BE OFFERED THE WORKSHOP (EQUIPPED) ON THE CONDITION THE LANDLORD WILL REQUIRE HIS FLEET SERVICED. AN INTERVIEW WILL TAKE PLACE AND FURTHER INFORMATION WILL BE EXPLAINED AT THAT INTERVIEW. IDEAL FOR AN EXISTING BUSINESS LOOKING TO EXPAND OR FOR A MECHANIC LOOKING FOR AN IMMEDIATE START-UP OPPORTUNITY.

## VAT

Vat: All rents, prices & premiums are exclusive of Vat under the finance act 1989.



N.B: All measurements are approximate and it is the responsibility of the purchasers/tenant to fully satisfy themselves as far as the exact measurements are concerned, the exact nature of the existing use, planning and environmental issues and as to whether their proposed use requires planning. DAEA Commercial conditions under which particulars produced. DAEA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they give notice that: i) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. ii) All descriptions, dimensions references to condition & necessary permissions for use & occupation & other details are given in good faith are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the corrections of each of them. iii) No person in employment of DAEA Commercial or any other joint agents has any authority to make or give any representation or warranty in relation to this property. iv) All rents or prices are quoted exclusive of VAT.



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