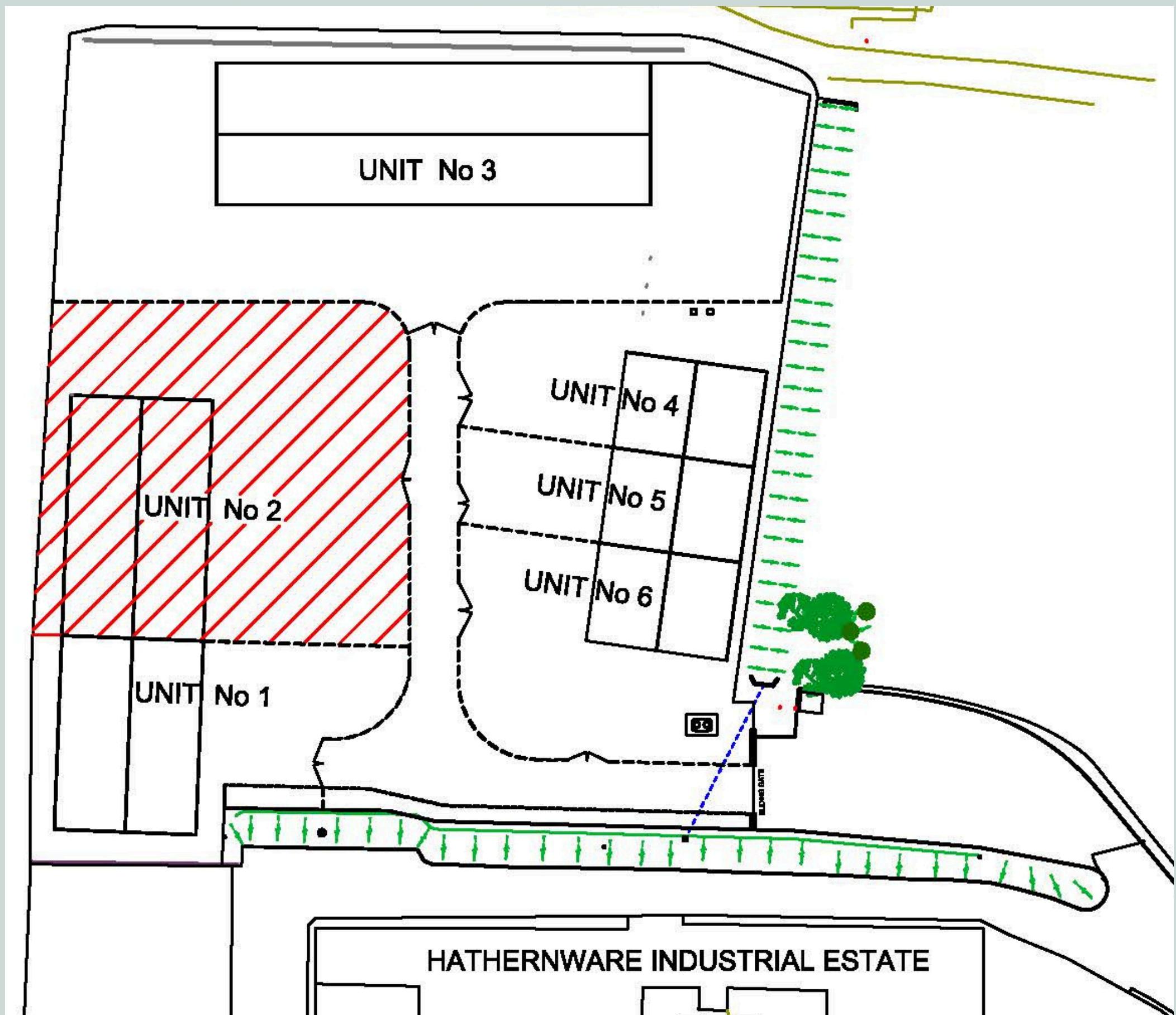


UNIT 2 TERRACOTTA .

Hathernware Industrial Estate
Rempstone Road
Normanton on Soar
Leicestershire
LE12 5ES

AVAILABLE
NOW





Unit 2 Terracotta Court

Property Information

Rent: £52,000.00 pa

Size: 5,652sqft

Estate Wide Service Charge: *In review
currently - 20.82% apportionment

Insurance: TBC

Lease Available: 3 Years | 5 Years

Use: Manufacturing/Engineering/Industrial

Available: Now

Parking: Secure enclosed parking/yard area

Key Property Features:

- New Build Industrial Property 2022
- Reception/Office and Kitchenette Area
- Largest yard area at Terracotta Court
- Powered steel roller shutter loading access door
- Internal clearance to eaves approximately 6.4m

Unit 2 Terracotta Court

Important Information

- **All Charges** listed exclusive of VAT at commercial rate of 20%.
- **Service charge** fixed percentage apportionment - reviewed annually
- Tenant responsible for contents **insurance**, building will be insured by landlord and charged to tenant in addition to rent.

Services:

Electricity, Gas, Water: Tenant direct to supplier

Business Rates: Tenant to pay directly

Unit 2 Terracotta Court



Unit 2 Terracotta Court



Unit 2 Terracotta Court