

**Commercial building 6,700 square feet**  
**Storage/Haulage/Light-Manufacturing**  
 Unit 270, SY11 4HR



<b>Dimensions</b>	Width:	25m (82')
	Length:	25m (82')
	Area:	625m <sup>2</sup> (6,700ft <sup>2</sup> )
<b>Heights</b>	Eaves:	3.8m (12'6")
	Apex:	7m (23')
<b>Doors</b>	Widths:	2.5m (8')/4.5m (15')
	Heights:	3m (10')/5.1m (16'9")

<b>Enquiries:</b>	Rob Watkinson 07497145729 01691610303 rob@rednal.net
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<b>Access</b>	<ul style="list-style-type: none"> <li>• HGV access, 2½ miles from A5 Queen's Head junction</li> <li>• 350yards from public highway along private road</li> <li>• concrete hardstanding front and back</li> </ul>
<b>Construction:</b>	<ul style="list-style-type: none"> <li>• Engineering block ½-height concrete faced on inside.</li> <li>• Yorkshire boarding on upper wall.</li> <li>• Concrete floor</li> </ul>
<b>Services:</b>	<p><b>Water:</b> submetered mains</p> <p><b>Electricity:</b> 3-phase submetered</p>
<b>Terms</b>	<ul style="list-style-type: none"> <li>• Planning uses B1, B2, B8</li> <li>• Available May 2023</li> <li>• Rent £1,000 + VAT per calendar month</li> </ul>