



### DESCRIPTION

A detached open plan storage facility available on flexible terms

### TERMS

£3000 pcm inclusive of business rates.

### EPC

The premises may be exempt from the requirement for an energy performance certificate.

### VAT

The rent/licence fee is exclusive of VAT (if/where applicable)

### CRUCHFIELD MANOR FARM HAWTHORNE HILL RG42 6HJ

### STORAGE UNIT TO LET.

### SIZES (all sizes are approx)

**Total area approx. 4058 sq. ft (376.97 sq. m)**

**Height to apex 5.77 m**

**Door width 4.37m**

### LEGAL COSTS

Each party to bear their own legal costs in this matter.

### LIMITATIONS

All sizes are approximate and not to be relied upon for any purposes. We recommend that ingoing tenants investigate all planning matters and uses and measure the premises.

### VIEWING

Via Focus Commercial 01753 770124

[kevin.nee@focuscommercial.com](mailto:kevin.nee@focuscommercial.com)