

# Corner Farm Workshop



**£6,000 pa** Available immediately

Radbourne, Derbyshire



### Location

The building is situated on the outskirts of Radbourne village but is close to residential property, precluding businesses that generate noise or odour.

It is located next to farm buildings and the incoming tenant should therefore be aware that some use of the surrounding area will be made by agricultural vehicles and farm machinery.

### Post code

DE6 4LY

### Description

The property comprises a detached workshop building. Construction is of steel portal frame with brick elevations beneath, and a pitched roof incorporating translucent roof lights.

Internally the property is divided into two open plan areas which could be used as storage or workshop. There is ancillary office accommodation with WC and kitchen facilities.

Externally the property provides parking for up to three vehicles. Access is immediately off the road via a locked gate.

### Accommodation

The property measures approximately 191 sq m gross internal area.

### Tenancy

Ideally the property is to be let on an FRI lease for a minimum of three years, but alternative proposals would be considered.

### Business rates

The property is listed on the Valuation Office website as having a rateable value of £6,500.

### VAT

Exempt from VAT.

### Viewing

By prior telephone appointment with Bidwells

Call or email Helen Brockington

[helen.brockington@bidwells.co.uk](mailto:helen.brockington@bidwells.co.uk)

Tel. 07748 760972

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