

Schedule of Available Units

FOREST GROVE BUSINESS PARK

Property	Unit	Size m ²	Size ft ²	Monthly Rent	VAT Applicable	Monthly Maintenance Rent	Building Insurance per annum	Rateable Value (pa)	EPC Rating	Deposit	Availability
Cairn Court	9	62.70	675	£337.50	Yes	£53.31	£157.21	£3,400	D (90)	£1,000.00	NOW
Copeland Court	4	150.50	1,620	£810.00	Yes	£125.55	£411.65	£6,800	D (94)	£1,000.00	NOW
Copeland Court	7	203.73	2,193	£1,096.50	Yes	£203.95	£416.31	£9,000	D (79)	£1,000.00	NOW
Redesdale Court	6	125.41	1,927	£1,204.37	Yes	£149.34	£363.10	£8,000	D (92)	£1,000.00	March 24

Properties with a rateable value up to £12,000 will qualify for 100% Small Business Rates Relief.

Properties between £12,000 and £15,000 will qualify for Small Business Rates Relief on a sliding scale.

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into lease should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodewe.co.uk

There will be an admin fee of £100 payable by the ingoing tenant to prepare the lease documents.

All costs quoted are subject to VAT

SUBJECT TO CONTRACT

as 19th February 2024