

TO LET 14,604 SQ FT (1,357 SQ M)
DETACHED WAREHOUSE/PRODUCTION UNIT AVAILABLE TO LET COMBINED OR SEPARATELY

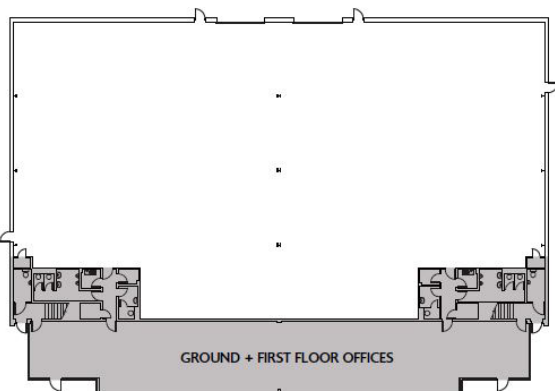
FEATURES

The unit, which is to be refurbished, benefits from:

- 6m to underside of haunch
- 2 electric up and over loading doors
- Ground and first floor offices
- Shared secure rear yard
- Kitchenette
- 3 phase electricity
- Gas supply
- EPC – B



Indicative photo



242 - FLOOR AREAS	SQ FT	SQ M
WAREHOUSE	4,354	404.5
GROUND FLOOR OFFICE	1,600	148.6
FIRST FLOOR OFFICE	1,379	128.1
TOTAL	7,332	681.2

243 - FLOOR AREAS	SQ FT	SQ M
WAREHOUSE	4,312	400.6
GROUND FLOOR OFFICE	1,650	153.3
FIRST FLOOR OFFICE	1,310	121.7
TOTAL	7,272	675.6

ALL AREAS MEASURED ON AN APPROXIMATE GROSS EXTERNAL AREA

- 11 PLACES TO EAT**
- 2 HIGH STREET BANKS**
- HOTEL ACCOMMODATION**
- MULTIPLE FITNESS FACILITIES**
- 2 NURSERIES**
- HEALTH CENTRE**
- DEDICATED BUS SERVICE**

