

COMM540  
Under Offer

## SOUTH DISTRICT

**£695,000**



### FEATURES



Unique and rare opportunity to purchase this industrial unit at New Harbours Deck with an internal area of 97m<sup>2</sup> (approx.) and features extremely high ceilings (with potential to add a mezzanine level, which would create additional space), which is advantageous for various industrial activities. Situated on the ground floor, it offers convenient road access, making transportation of goods and materials efficient. This accessibility and spacious layout make it suitable for a wide range of industrial operations, from manufacturing to storage and distribution. Includes one car parking space on a rental basis. Currently rented until August 2025 and tenancy has to be respected. Call us to arrange an inspection.

<b>Interior Size:</b>	97m <sup>2</sup>	<b>Ownership:</b>	Leasehold
<b>Exterior Size:</b>	N/A	<b>Rates:</b>	£331.58 Per Quarter
<b>Plot Area:</b>	N/A	<b>Service Charges:</b>	£547.05 Per Quarter
<b>Furnishing:</b>	Unfurnished	<b>Price per sqm:</b>	£7,164.95

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