



**COMM517**  
Available

## SOUTH DISTRICT

**£360,000/ £2,350 pcm**



### FEATURES

- Communal WC
- Ceiling height 4.7m
- Rates & Service Charges included in the rent.



Unique and rare opportunity to purchase or rent this industrial unit at New Harbours Deck with an internal area of 49.15m<sup>2</sup> (approx.) and features extremely high ceilings (with possibility of adding a mezzanine level adding an extra 45m<sup>2</sup> approx.), 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. Call us to arrange an inspection.

<b>Interior Size:</b>	N/A	<b>Rates:</b>	£93.98 Per Annum
<b>Exterior Size:</b>	N/A	<b>Service Charges:</b>	£1421.04 Per Annum
<b>Plot Area:</b>	N/A	<b>Price per sqm:</b>	£0
<b>Furnishing:</b>	Unfurnished		