



COMM274
Available

EUROPA POINT

£560,000/ £2,500 pcm



FEATURES

- Alarm system
- Communal WC



Opportunity not to be missed! Store for sale or rent in very good condition near Europa Point offering great potential. The current size of the Warehouse /Office area is of approx. 90m². The height could be extended to approx. 8m+ with option to create a mezzanine area. Previously approved plans to extend upwards, increasing height to 8–10m and adding a floor in between. Full details, pricing, and plans can be sent. Possible total area of approx. 180m². Installed alarm system. Electricity/water connected. Garage door already fitted and with planning permission granted to place another garage door if needed. Monthly SC and rates approx. £409 (£4,913 per year) Call us for a viewing or for further details.

Interior Size:	90m ²	Ownership:	Leasehold 130 years remaining
Exterior Size:	N/A	Rates:	TBC
Plot Area:	N/A	Service Charges:	TBC
Furnishing:	Unfurnished	Price per sqm:	£6,222.22