

**COMM593**  
Available**NEW HARBOURS****£950,000/ £4,100 pcm****FEATURES**

- Communal WC
- Hydraulic Electric Goods Lift
- Parking Facility

Versatile Commercial Premises for Lease – Available Now. Unlock the potential of this adaptable commercial property, ideally located within a well-established industrial zone. Offering excellent connectivity, the site is just moments from the harbour and ship repair yard—an ideal setting for businesses operating in or servicing the maritime sector. The ground floor offers approximately 166 sqm of functional space, complemented by a mezzanine level of a further 134 sqm. With direct road access, the premises are well-suited for efficient loading and unloading, supporting a wide range of industrial or logistical operations. Whether you're expanding, relocating, or launching a new enterprise, this property provides a practical and strategically positioned base. Key Features: Approx. 300 sqm total usable space. Ground floor with direct access. Mezzanine level for added flexibility. 4 car parking spaces available (on rental basis). Available immediately. 2 months deposit will be required. For further information on lease terms or to arrange a viewing, please contact us today.

<b>Interior Size:</b>	332m <sup>2</sup>
<b>Exterior Size:</b>	N/A
<b>Plot Area:</b>	N/A
<b>Furnishing:</b>	Unfurnished

<b>Rates:</b>	£569.64 Per Quarter
<b>Service Charges:</b>	£939.75 Per Quarter
<b>Price per sqm:</b>	£2,861.45