



COMM486  
Available

## SOUTH DISTRICT

£1,400,000



### FEATURES

- Annual ground rent: £402.17



Unique and rare opportunity to purchase this industrial unit at New Harbours with an internal area of 204m<sup>2</sup> and features extremely high ceilings, 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. In addition to its internal area and high ceilings, the industrial unit also boasts a full-height loading door. This feature enhances its functionality and flexibility for businesses by allowing for easy loading and unloading of large items and equipment. It simplifies logistics and ensures seamless access for delivery trucks and vehicles, making it an ideal choice for businesses that require efficient handling of goods and materials. Includes two car parking spaces. Call us to arrange an inspection.

|                       |                   |                         |                      |
|-----------------------|-------------------|-------------------------|----------------------|
| <b>Interior Size:</b> | 204m <sup>2</sup> | <b>Rates:</b>           | £1396.37 Per Quarter |
| <b>Exterior Size:</b> | N/A               | <b>Service Charges:</b> | £1151.85 Per Quarter |
| <b>Plot Area:</b>     | N/A               | <b>Price per sqm:</b>   | £6,862.75            |
| <b>Furnishing:</b>    | Unfurnished       |                         |                      |

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