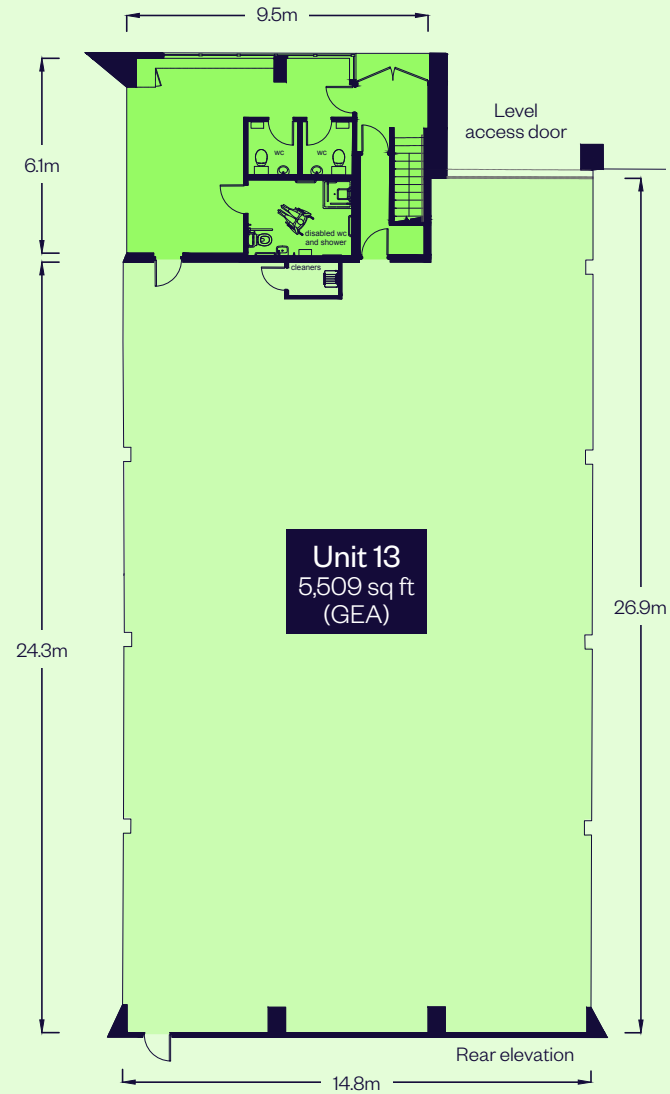
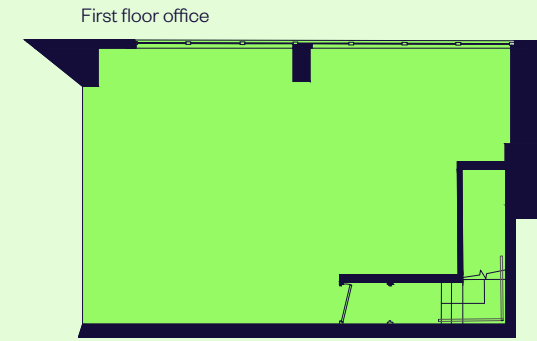
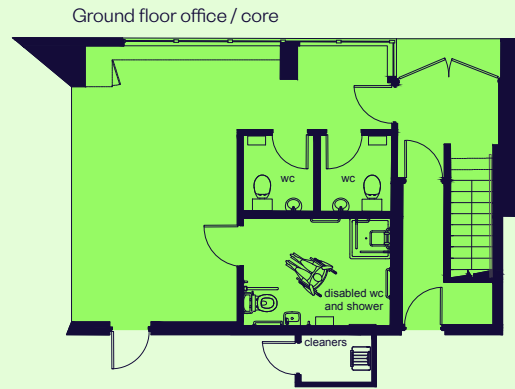


# 5,509 SQ FT

The mid-terrace industrial unit is of steel portal frame construction and offers 5,509 sq ft of refurbished warehouse space completed to the following specification:

-  6m clear height, rising to 7m at apex
-  One roller shutter door (4.5m w x 5.0m h)
-  Dedicated forecourt / parking area
-  LED upgrades throughout
-  Refurbished office areas, kitchenette and WCs
-  Accessible WC and shower room
-  3-phase power
-  EPC B

| Unit 13                    | sq ft        | sq m         |
|----------------------------|--------------|--------------|
| Ground floor office / core | 717          | 66.6         |
| Ground floor warehouse     | 4,075        | 378.6        |
| First floor office         | 717          | 66.6         |
| <b>TOTAL</b>               | <b>5,509</b> | <b>511.8</b> |



 Warehouse  
 Office