



SUMMARY

- Suitable for a variety of uses (subject to planning)
- 4m minimum eaves height
- Front car park with approximately 30 car parking spaces

DESCRIPTION

The site is comprised of self-contained industrial and warehouse facilities of steel post and truss construction, profile metal sheet cladding to the elevations and roof's providing an eaves height of 4m. An extension to the north-east provides an additional bay of steel portal frame construction with a higher eaves height of 8.5 metres, offering increased flexibility for a variety of operations. The property is serviced by roller shutter loading doors positioned on the gable elevations, with access via dedicated concrete service yards.

A single-storey office section features UPVC double-glazed windows and LED lighting. The entire property is undergoing refurbishment to a high-Grade A specification and will be split into a range of units suitable for industrial, warehouse, and office occupiers, with sizes ranging from 955 sq. Ft to 21,130 sq. Ft.

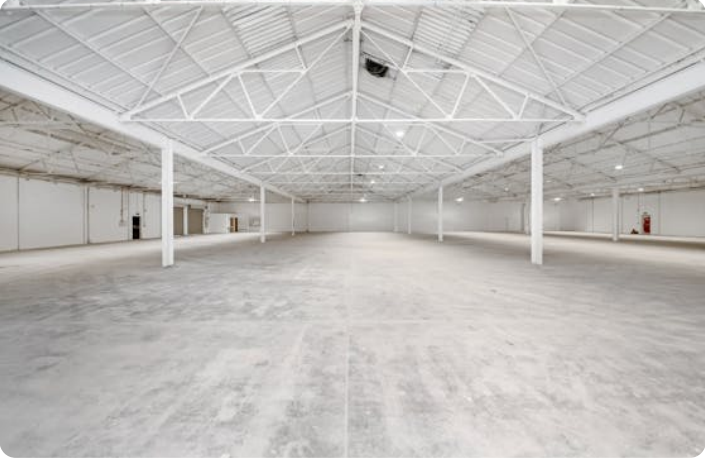
Externally, the site includes a large car park in front of the office area with space for approximately 30 vehicles. Additionally, a securely fenced, separately accessed field sits at the front of the property, offering further flexibility. The building benefits from full mains services, including



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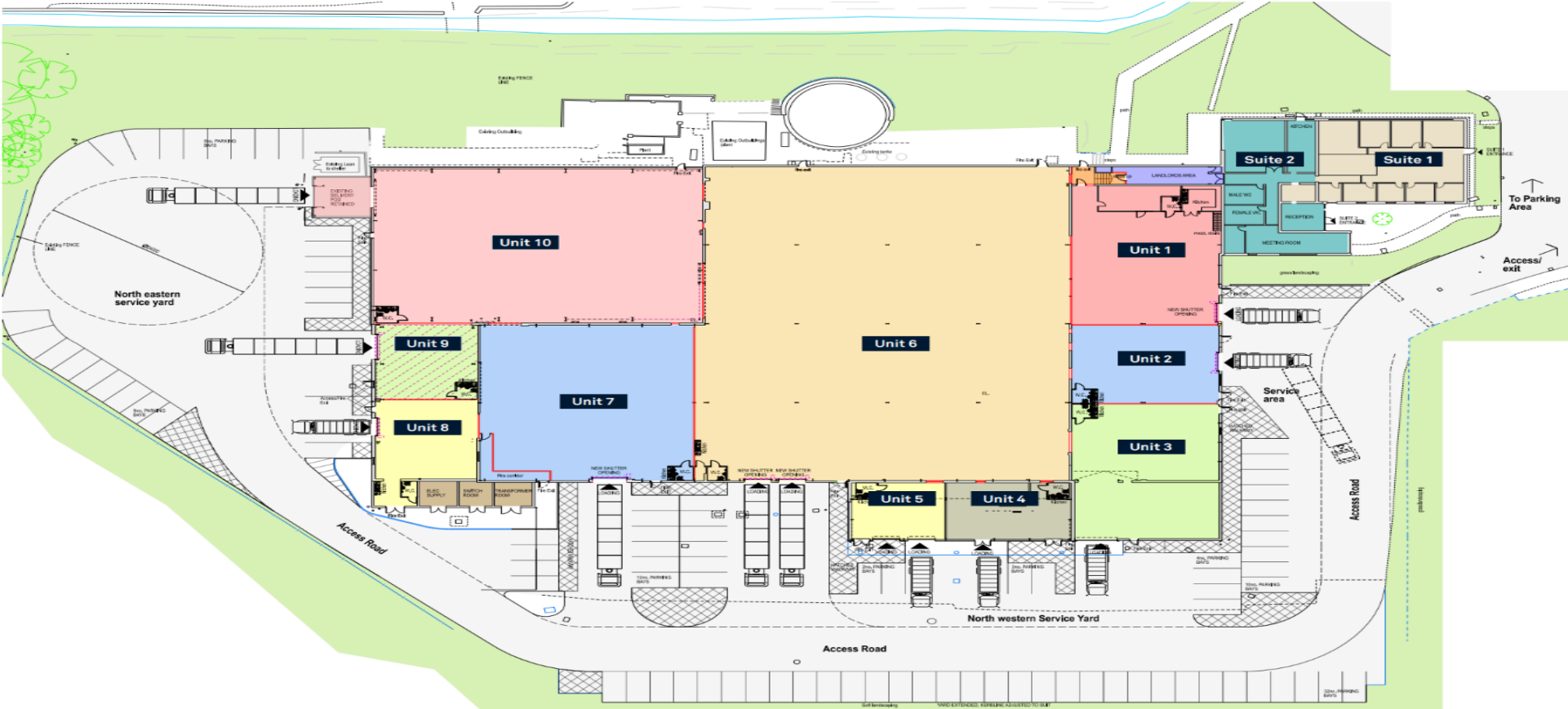
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AMLWCH FLOOR PLANS.PNG

FLOOR PLANS

Potential to split and provide units from 955 sq ft.



AVAILABILITY

NAME	SQ FT	RENT	SERVICE CHARGE
Unit - 4	1,275	£846 /month	£106 /month
Unit - 7	6,045	£2,250 /month	£504 /month
Unit - 8	1,685	£917 /month	£140 /month
Unit - 9	1,360	£738 /month	£113 /month
Suite - 1	2,275	£1,000 /month	On Application
Suite - 2	1,688	£833 /month	On Application

TO ARRANGE A VIEWING, PLEASE CONTACT



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