

Warehouse For Sale / To Let

Ground floor warehouse 4,307 sq ft approx
First floor mezzanine 3,486 sq ft approx

11 Springham Park, Spring Valley, Braddan



Location

The unit is located in Springham Park which is adjoining the Spring Valley Trading Estate. Please see the location plan.

Premises

The premises comprise a modern, purpose built warehouse of steel portal frame construction with facing brick elevations standing under a pitched PVC coated steel roof with some clear panels providing good natural daylight. There is an electronically operated roller shutter door (h 17'4" & w 16'3"). The premises are heated by an oil-fired space heater and have kitchen and wc facilities.

There is some office accommodation at ground floor and mezzanine level. Subject to a tenant's requirements, there is potential for a tenant to lease the full depth mezzanine floor at an additional rent to be agreed or, alternatively, this can be removed by the landlord.

The unit benefits from an extensive forecourt and parking area for 5 vehicles.

Internal width	38'11"
Internal depth	110'8"
Clear height	14'5"
Ground floor internal floor area	4,307 sq ft
First floor mezzanine (office)	414 sq ft
First floor mezzanine (optional storage)	3,072 sq ft

Lease

The property is available to lease on full repairing and insuring terms for a term of years to be agreed by negotiation at a commencing rent of £35,500 pa excluding VAT if applicable.

Sale Price

The property is available to purchase at a sale price of £440,000, exclusive.

Viewing

By appointment with the agents Chapman & Co. Please contact David Sharp or Thomas Chapman to arrange an appointment.

