



8 South Way

Southwell Business Park Portland, DT5 2NL

£89,500 Freehold

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2NL

A light industrial unit located on South way at Southwell Business Park, Portland. currently used as a storage unit offering approximately 750 square feet in the main area with a staircase access to a mezzanine level above for further storage space offering in excess of 355 sq ft. Also on the ground floor is a staff kitchen and WC plus a separate access leading to a staircase to a first floor office overlooking the storage area. Outside there is very good off road parking to the front currently used for three vans but there is scope to create further parking areas. The tenure is almost Freehold, they own the building above ground and pay no rent or ground rent but have no rights to go below ground level

Store Room

42'6" x 17'0" (12.97 x 5.19)

Stairs to mezzanine level

Mezzanine Level

8.37 x 5.18

Staff Kitchen

13'5" x 8'2" (4.11 x 2.51)

WC

WC

Hall

With separate access and staircase leading to office

Office

15'10" x 13'5" (4.83 x 4.10)

Parking

To the front they currently park three vans, there is scope to create further parking



Tenure

The tenure is almost Freehold, they own the building above ground and pay no rent or ground rent but have no rights to go below ground level

Business Rates

Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

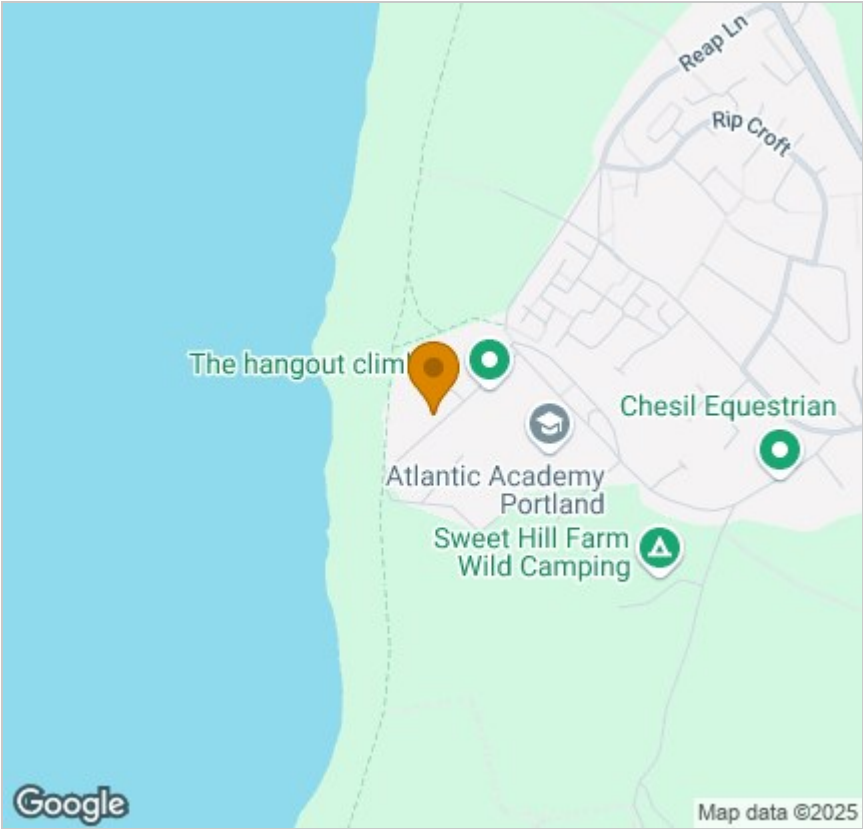


Viewing

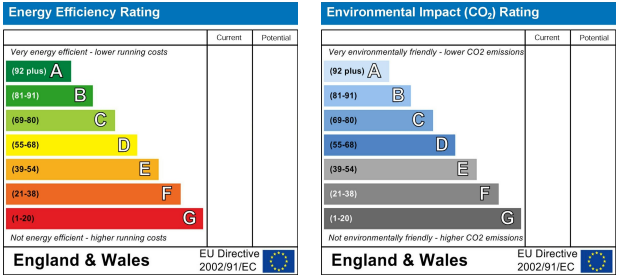
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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