



Castletown
Portland, DT5 1BD



£1,300 Per Week



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- Possibility to Take on Existing Facility
- Marine Aquaculture Opportunity
- Approximately 3,800 sq ft (353 sq m)
- Harbourside Unit
- Current Use - Lump Fish Nursery





Approximately 3,800 sq ft (353 sq m) harbourside unit currently in use as Lump Fish Nursery. Possibility to take on existing facility or re-use for similar business.

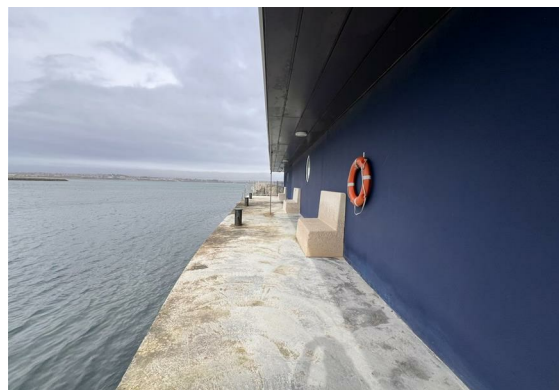
Located on lower floor of iconic modern building with pontoon water access and in close proximity to Portland Port.

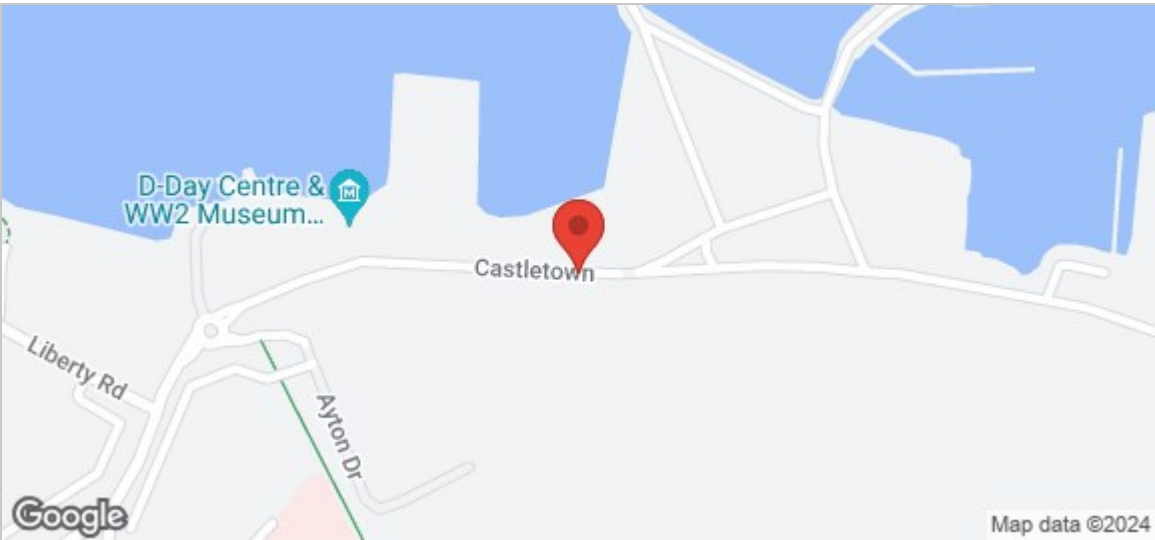
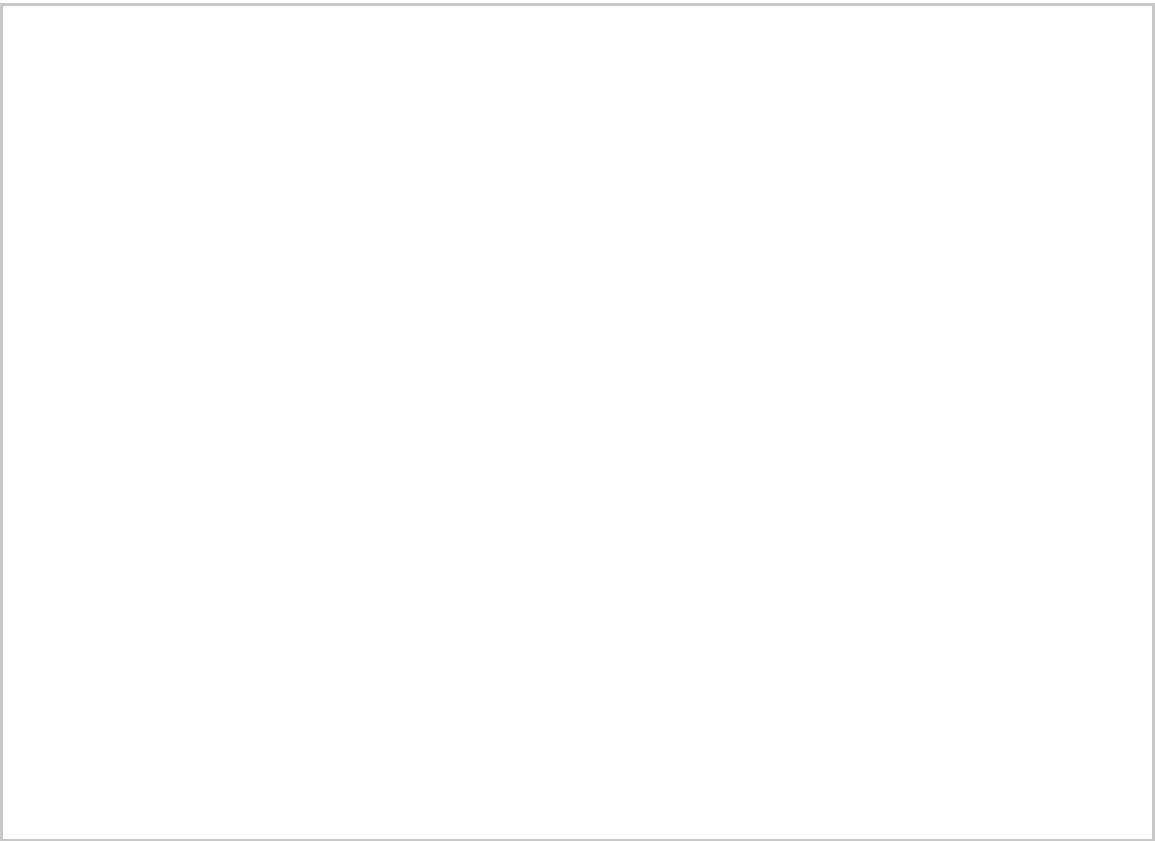


Equipped with smoke and fire alarms and emergency lighting.

Available to let on New Lease terms to be agreed.

Please note that there is VAT payable on the rent (£1,300 + VAT Per Week)





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, property construction, services, & 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		