



Mereside
Portland, DT5 1FU

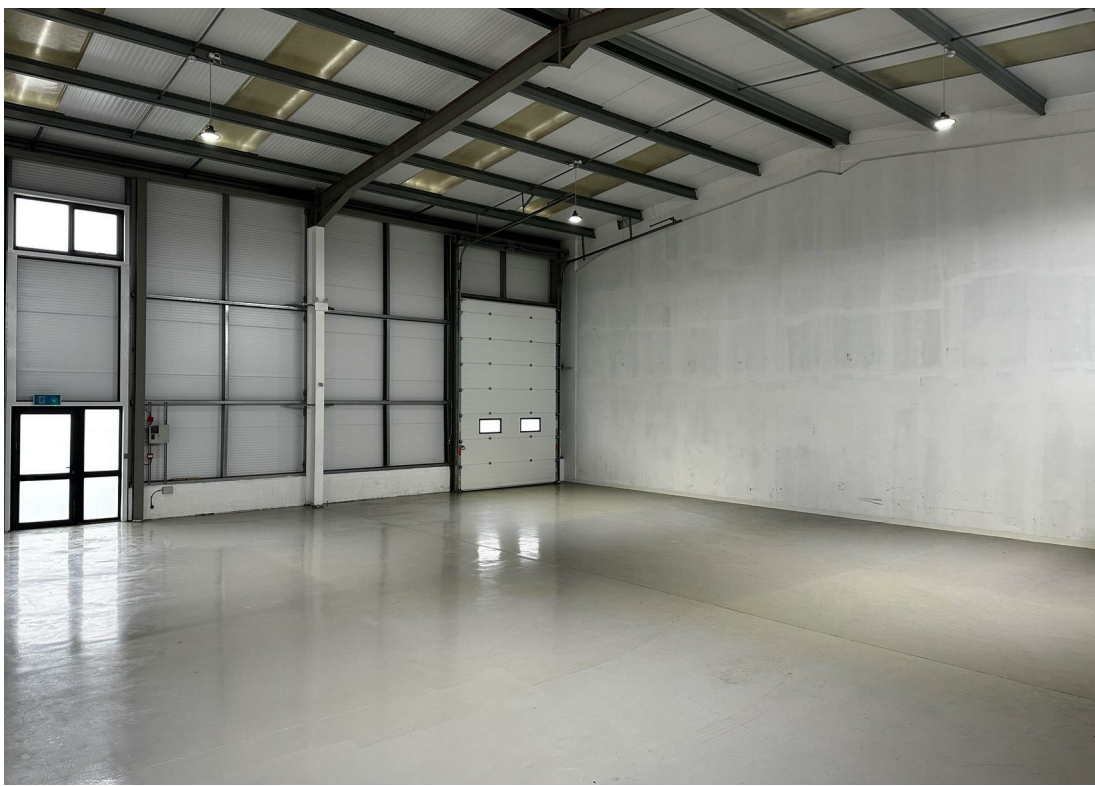
£2,000 PCM

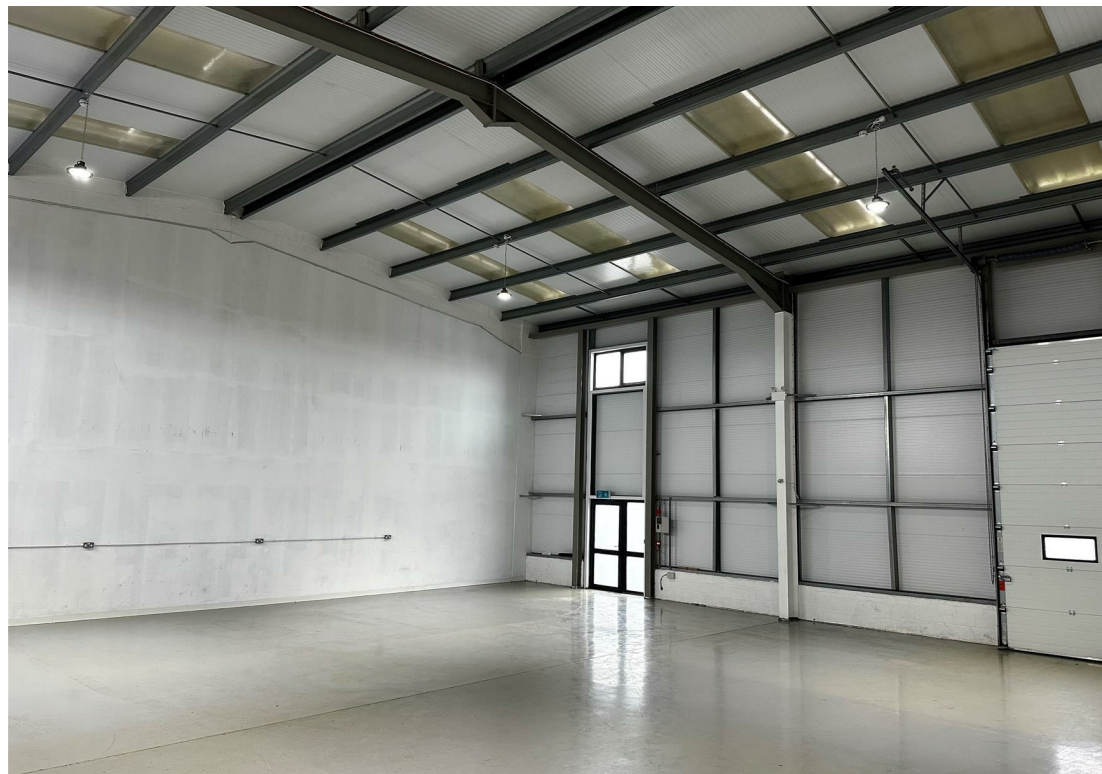


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- Steel portal frame with internal eaves height 6 metres
- B1, B2 or B8 planning use
- Approx. 2,400 square feet
- Loading doors 4.4m high and 3.3m wide
- 3 phase electricity
- Micro Rib and flat Composite Insulated cladding
- Allocated loading space and parking
- Composite Roof cladding with Natural light panels
- Disabled WC with H&C
- Power floated concrete floor 35kn/sqm





EXCELLENT COMMERCIAL OPPORTUNITY

Don't miss the chance to lease this incredibly spacious unit, located at Navigator Park. Navigator Park is a development of 12 units totaling 24,000 sqft of industrial/warehouse space within Osprey Quay. Osprey Quay was the home of the London 2012 Olympic Sailing events and is the gateway to the Isle of Portland. Set in the heart of the Jurassic coast, this is a truly spectacular place to work and thrive.

Beset on both sides by prestigious landmarks such as Chesil Beach and Portland Harbour, Osprey Quay

presents the perfect place for those who love the sea. Having such an open space in this unrivaled setting leaves little to be desired.

Please Note VAT is payable on the rent, (£2,400 Inc VAT). Buildings Insurance and Estate Service Charge is charged in addition to this.

Opportunity to Rent a Secure Ground Floor workshop space, Approx. 2,400 square feet.

Secure Roller Garage Doors

The Unit benefits from very high ceilings, with a kitchen and accessible W/C fitted to the back of the unit.

- Rent of £2,000 plus VAT per month
- Tenant to also pay:
 - Sub metered utilities
 - Uniform business rates
 - Service charges and buildings insurance

Minimum term of seven years with three and six year tenant only break option and rent review.

