



UNIT 6 VICTORIA AVENUE INDUSTRIAL ESTATE

SWANAGE, BH19 1AU

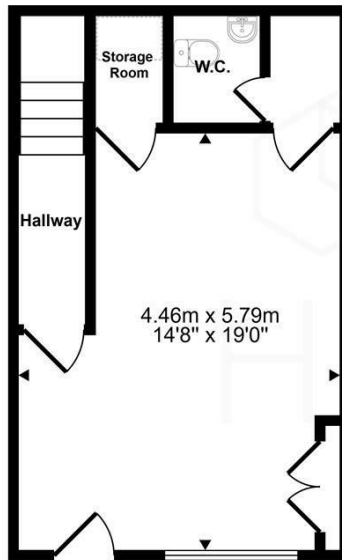
£180,000
FREEHOLD

** 647 ft² (60.11 m²) total site area * * Modern two-storey office accommodation * * Gas central heating and double glazing * * On-site parking for two vehicles * * Easy access to local transport links **

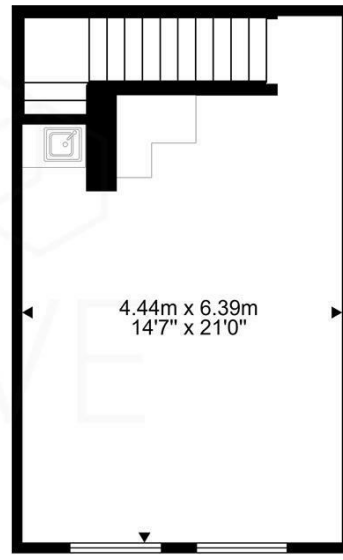


HIVE

Approx Gross Internal Area
65 sq m / 704 sq ft



Ground Floor
Approx 33 sq m / 354 sq ft



First Floor
Approx 32 sq m / 350 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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