



UNIT 1 VICTORIA AVENUE INDUSTRIAL ESTATE

SWANAGE, BH19 1BJ

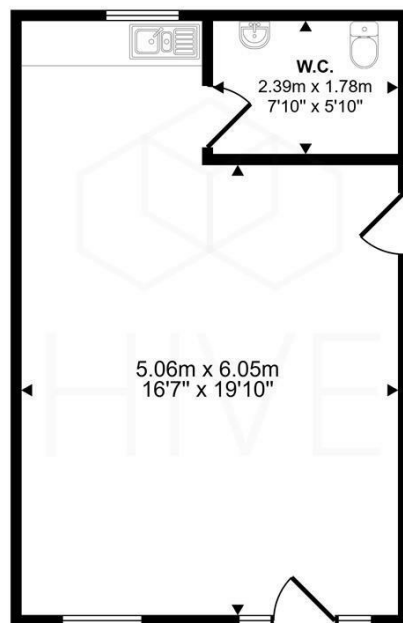
£120,000
FREEHOLD

** Total Floor Area: Approx. 46.86 m² (504 ft²), including WC * * Structure: Steel portal frame with aging profile cement fibre roof * * Access: Composite pedestrian entrance door from forecourt * * Open-plan space with laminate flooring over concrete * * Fitted kitchen base unit with stainless steel sink * * Separate WC with toilet and wash hand basin * * Parking: Space for one vehicle directly to the front * * Orientation: South-east facing frontage * * Rear Boundary: Timber fence with restricted access to a small alleyway **



HIVE

Approx Gross Internal Area
40 sq m / 430 sq ft



Floorplan

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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