



UNIT 1A VICTORIA AVENUE INDUSTRIAL ESTATE

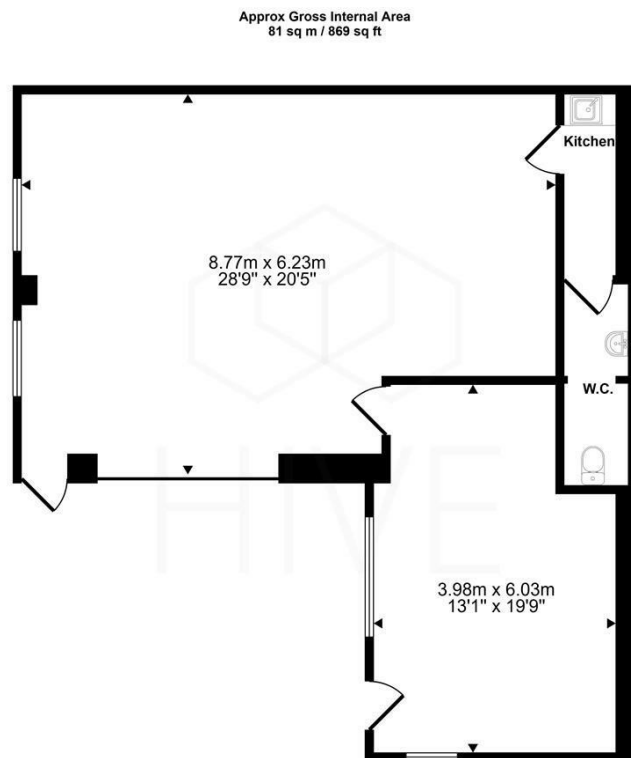
SWANAGE, BH19 1BJ

£180,000
FREEHOLD

** Total Floor Area: Approx. 74.33 m² (800 ft²), including WC ** Site Area (including parking and forecourt): Approx. 187.35 m² (2,017 ft²) ** Structure: Steel portal frame with profile cement fibre roof and single-storey flat-roof extension ** Roller shutter goods door ** UPVC double-glazed entrance door to reception ** Reception with laminate flooring and painted plaster finishes ** Separate workshop with painted concrete floor and practical finishes ** Ceiling-mounted lighting and wall-mounted radiators ** Tea point and WC with electric water heaters ** Parking: For approximately 4–5 vehicles to front and side ** Orientation: South-east facing frontage **



HIVE



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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