



## Unit 1 Tradecroft Industrial, Portland

£1,500 pcm

Spacious Unit Available • Mezzanine Floor For Offices • Separate Area For Reception • Previous Business Was A Garage • CCTV On Site • Free Parking On Site • Needs Modernising • Communal Facilities • Will Suit An Array Of Businesses • No Complex Agreements





Situated in a well positioned industrial location, this spacious unit boasts a unique blend of functionality and potential. Featuring a coveted mezzanine floor with space for two offices or additional storage, along with a separate area ideal for a reception space to invite and greet potential clients, this property offers a versatile layout that can cater to a range of business needs. Formerly housing a garage business, the site comes equipped with CCTV surveillance ensuring security, a full alarm system, along with the added convenience of free on-site parking. While presenting a great opportunity for start ups or existing's businesses, this property requires a some modernisation to unlock its full potential. The absence of complex agreements further simplifies the transition into this dynamic space with 6 year leases offered with a break clause at year 3. communal facilities available to support a thriving business environment.

You enter the building through a door found towards the middle of the main building and move through two more doors to arrive into the unit. To the far right are stairs up to the mezzanine floor where you can utilise two potential office spaces. At the front of the unit there is walled reception area, great for greeting clients.

Outside, the property extends its appeal with a practical advantage—ample free parking on-site, eliminating the hassle of searching for space or navigating restricted parking zones. This key feature enhances accessibility and convenience for employees, clients, and visitors alike, making it an attractive proposition for businesses seeking a seamless operational experience.

Deposit required of a months rent and rent in advance.

All rent is payable monthly advance.

Floorplan To Follow.

