



HIVE

CRAB APPLE
UNIT 7 PROSPECT WAY
SWANAGE
BH19 1EJ



Agent's introduction

Modern end-of-terrace business unit extending to 318.13 m² (3,424 ft²), with parking and loading facilities. The freehold is being offered for sale with the tenants remaining in situ, with further details available on request.








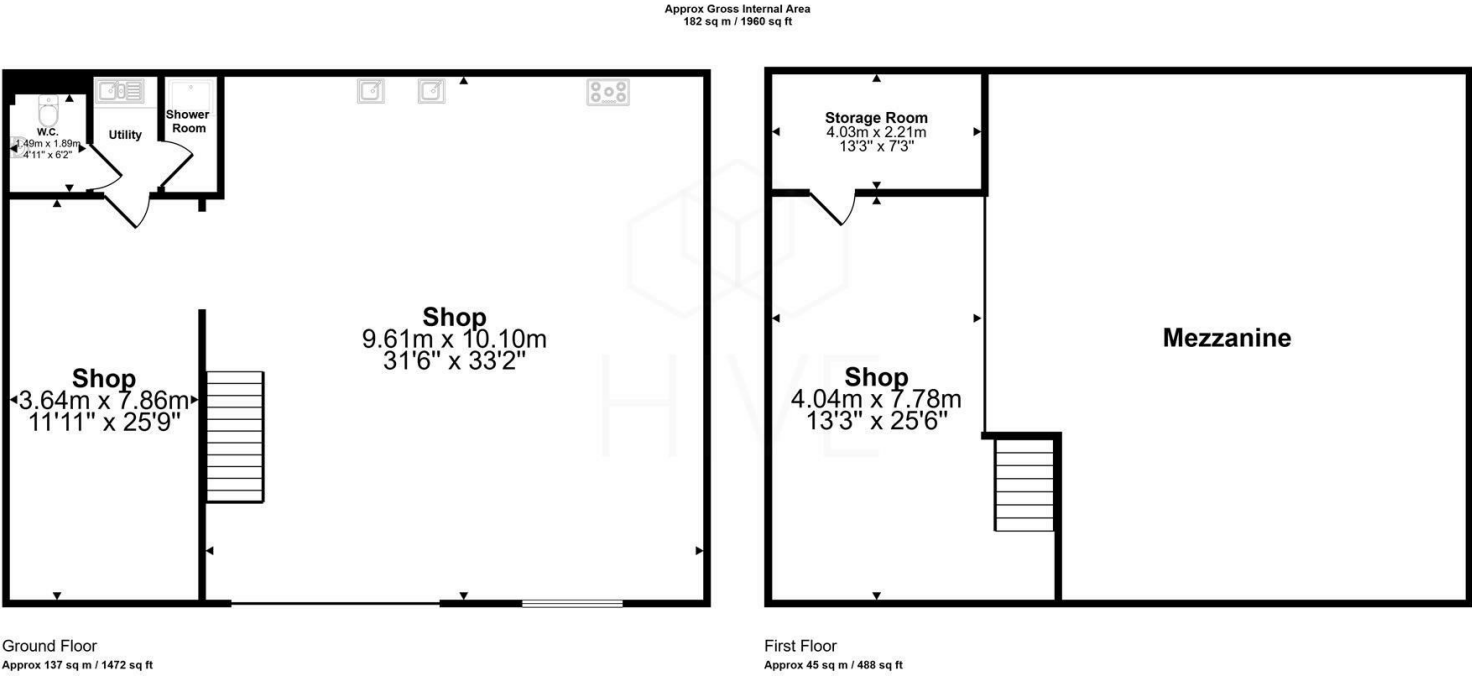
Property highlights

- Modern end-of-terrace business unit being sold with tenant in situ
- Total site area: 318.13 m² (3,424 ft²)
- Ground floor: 127.37 m² (1,371 ft²) (usable 118.02 m² / 1,270 ft²)
- Mezzanine: 40.6 m² (437 ft²) – office, storage, or meeting space
- Electric roller shutter door (5.27m high x 3.77m wide)
- Separate pedestrian entrance
- Forecourt with parking and loading access
- Good condition throughout
- Local family run business
- Located in an established commercial estate with mixed business uses



Floor plan and EPC

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	



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.





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