



UNIT 4D, VICTORIA AVENUE, INDUSTRIAL ESTATE
£120,000 FREEHOLD

- ❑ Modern end-terrace two storey light industrial premises situated on the western outskirts of the town, approximately 1 mile from the town centre.
- ❑ Ground floor workshop/office area of approximately 39 sq metres (420 sq ft)
- ❑ First floor workshop/storage of approximately 39.6 sq metres (426 sq ft)
- ❑ Business User Class E - commercial, business and service use
- ❑ Parking for two vehicles plus single garage to the side

GROUND FLOOR

WORKSHOP	5.07m x 4.48m (16'8" x 14'8") electronic roller entrance door.
OFFICE 2	3.71m x 1.59m (12'2" x 5'3")
KITCHEN	3.71m x 2.75m (12'2" x 9')

FIRST FLOOR WORKSHOP/STORAGE (limited headroom) 8.88m x 4.53m max (29'2" x 14'10" max)
CLOAKROOM

CONSTRUCTION

The building is thought to date back to the 1970s and is predominantly constructed of brick under a pitched roof.

SERVICES

Mains water, drainage and electricity.

LOCATION

Swanage is an extremely popular coastal resort which attracts many thousands of tourists throughout the year and is renowned for its scenic beauty and as being the gateway to the Jurassic World Heritage Coastline. Mainline rail link at Wareham, to London Waterloo approximately 2.5 hours. The A31 can be joined at Bere Regis providing a route to the M27/M3 and London/Home Counties beyond.

RATEABLE VALUE

Current Rateable Value £6,900.

VIEWINGS

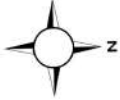
All viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode BH19 1BJ.

Property Ref VIC2285



Total Approximate Floor Area
 80m² (861 sq ft)

Ground Floor



First Floor



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



