



HIVE



14A PROSPECT WAY
SWANAGE
BH19 1EJ

Agent's introduction

** Mid-terrace business unit with modern steel portal frame construction
* * Ground floor area of approx. 61 m² (657 ft²), with 53.78 m² (578 ft²) usable space * * Lower mezzanine of approx. 28.75 m² (309 ft²) including a tea point *
* Upper mezzanine storage area of approx. 21.59 m² (232 ft²) * * Electric roller shutter door and separate pedestrian access * * Allocated parking bay plus additional marked bay to the front * * Internal stud partitioning, WC, and stair access to mezzanine * * Suitable for a variety of uses: storage, light industrial, workshop or office * * Situated in a well-established and busy commercial estate * * Offered for sale with vacant possession – ideal for investors or business owners **



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Property highlights

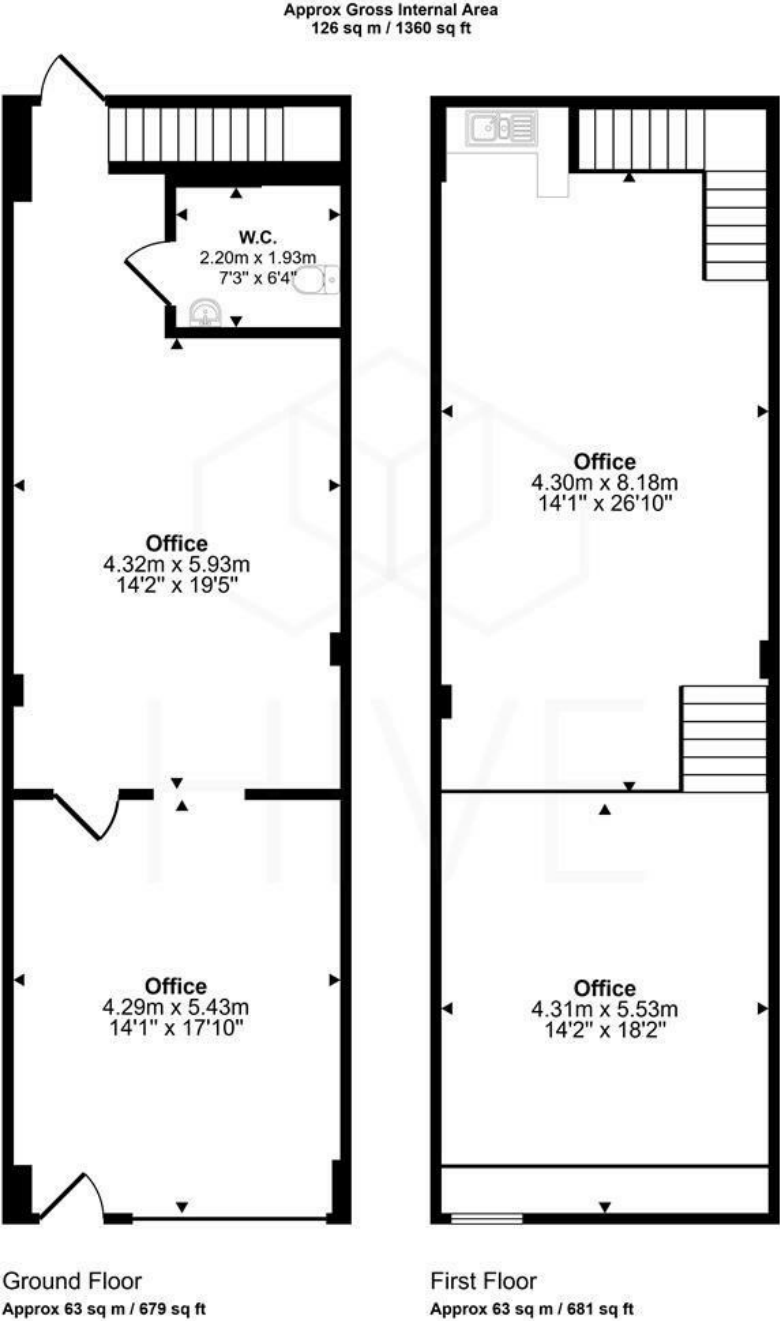
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Floor plan and EPC

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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