

FOR SALE | TO LET

PRODUCTION / DISTRIBUTION UNIT
APPROXIMATE GIA 39,416 SQ FT (3,661.8 SQ M)

45 LINK



A DEVELOPMENT BY:
 **GREGORY**
PROPERTY GROUP

 SYMINGTON'S
FINE FOODS SINCE 1911



PROPOSED DEVELOPMENT

The property can be developed on a prelet or presale basis, and will comprise a 2 bay warehouse or production facility, with first floor offices, car park to the front, and a secure concrete service yard to the rear. Key elements of the specification are:-

- 8m to underside of haunch
- 4 ground level loading doors
- Secure concrete yard
- 150 kva
- 50kn/m² floor loading
- 50 car parking spaces

LINK 45



PLANNING

Detailed planning consent has been granted for the development of the unit, for B1c, B2 and B8 uses. There are no noise or hours of use restrictions.

TERMS

The proposed unit is available for freehold purchase, or by way of a new Full Repairing and Insuring lease on terms to be agreed.



ACCOMMODATION

The unit will have the following approximate gross internal areas:

	Sq M	Sq Ft
Ground Floor Warehouse/Production/Reception	3,337.9	35,929
First Floor Office	323.9	3,487
TOTAL	3,661.8	39,416

FURTHER INFORMATION

For further information, please contact the joint agents:



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