



GRADE A REFURBISHED

SUMMARY

- 8m eaves height
- Unit 1 benefits from a large yard area
- Gated access
- LED lighting
- Range of unit sizes
- Newly refurbished

DESCRIPTION

The property comprises two blocks of industrial units constructed in 2016. The development is of steel portal frame construction with pitched insulated roofs and insulated external sheet cladding. The external areas which provide yard space and car parking are fully laid to concrete. The site is self contained and fully fenced with large double entrance gates.

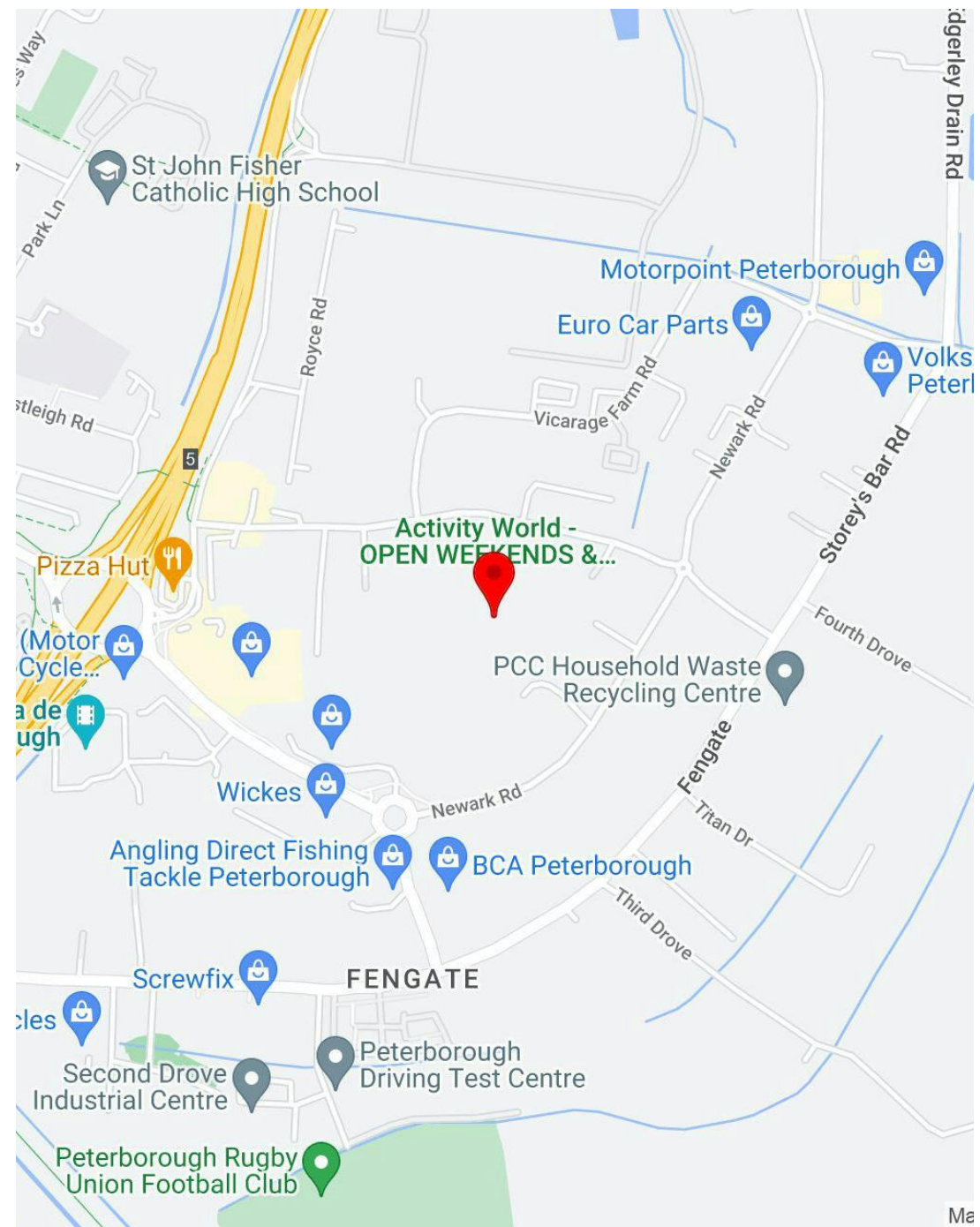
Unit 1 is a detached building with eaves height of 8m, providing warehouse / production space, office accommodation, kitchen/mess room and WC facilities, together with a structural mezzanine floor above. The unit benefits from a full height roller shutter door to the front elevation.

Units 2-5 have an eaves height of 6m and are of similar construction to unit 1. Each unit has a roller shutter and separate pedestrian doors, as well as services connections. Unit 6 has been separated from Units 2-5 and has been fitted out to provide office accommodation



LOCATION

The property is located on Padholme Road East, opposite Astore Park, within the established Eastern Industrial area. There is quick and easy access to the City's Parkway system via the Boongate junction, which in turn gives access to the A15, A57 and A1 (M).

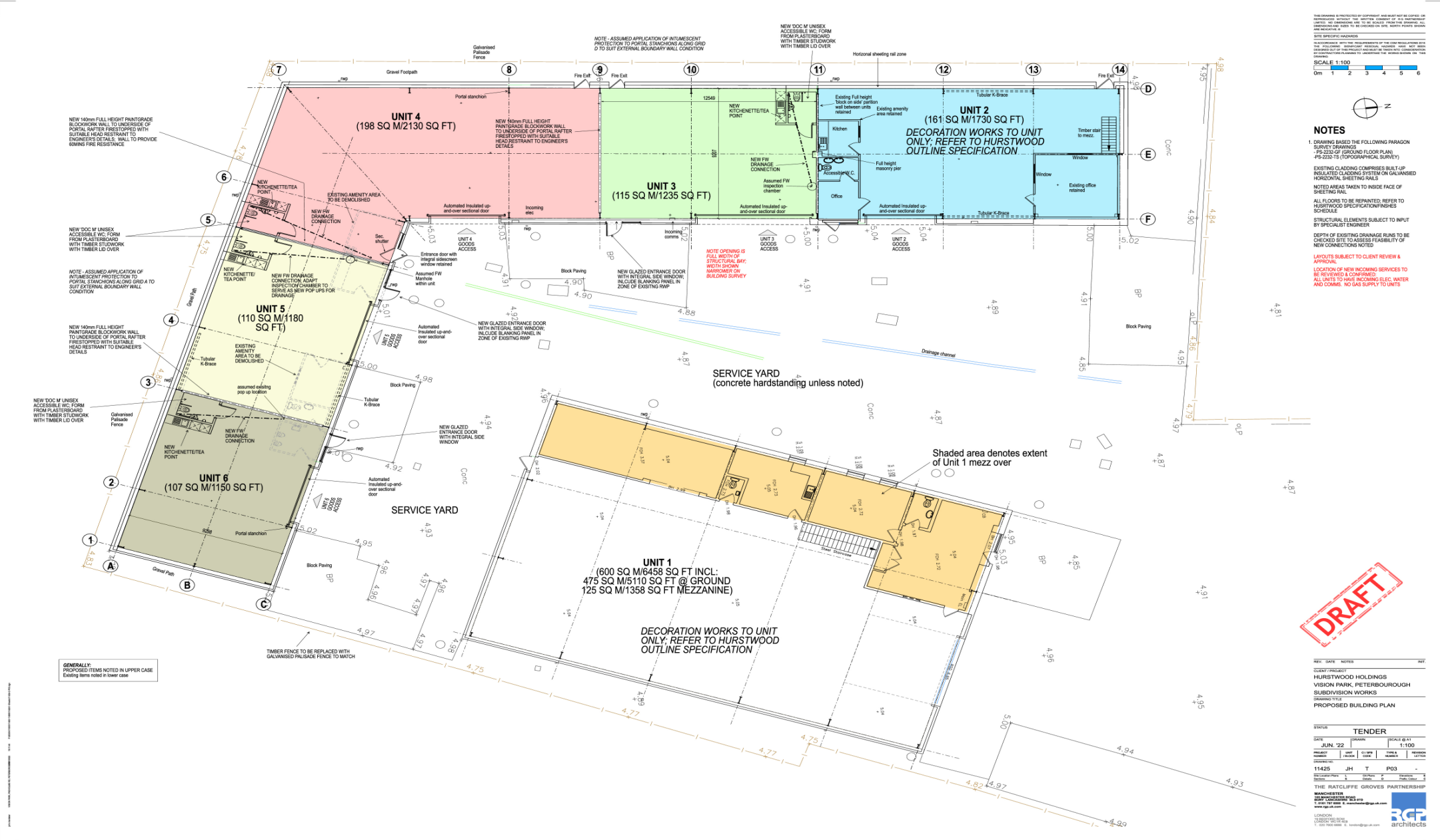


Vision Park



Vision Park





AVAILABILITY

NAME	SQ FT	RENT	SERVICE CHARGE
Unit - 4	2,130	£1,775 /month	£204 /month

TO ARRANGE A VIEWING, PLEASE CONTACT



Constantine Thanopoulos
0161 220 1999 | 07718884764
constantine.thanopoulos@hurstwoodholdings.com



Raphael Goldberg
0161 220 1999 | 07795575613
Raphael.Goldberg@hurstwoodholdings.com



HURSTWOOD
HOLDINGS



GRADE A REFURBISHED

