



Maillard  
& Co

£ 242,525

Phase 4 Springside Industrial Estate, Phase 4 Springside Industrial Estate

To Let



18971 Sq Ft

6,677 to 18,971 sq ft

Available Q2 2023

P30 access – 24/7

Brand New Warehouse accommodation

Ground and mezzanine floors

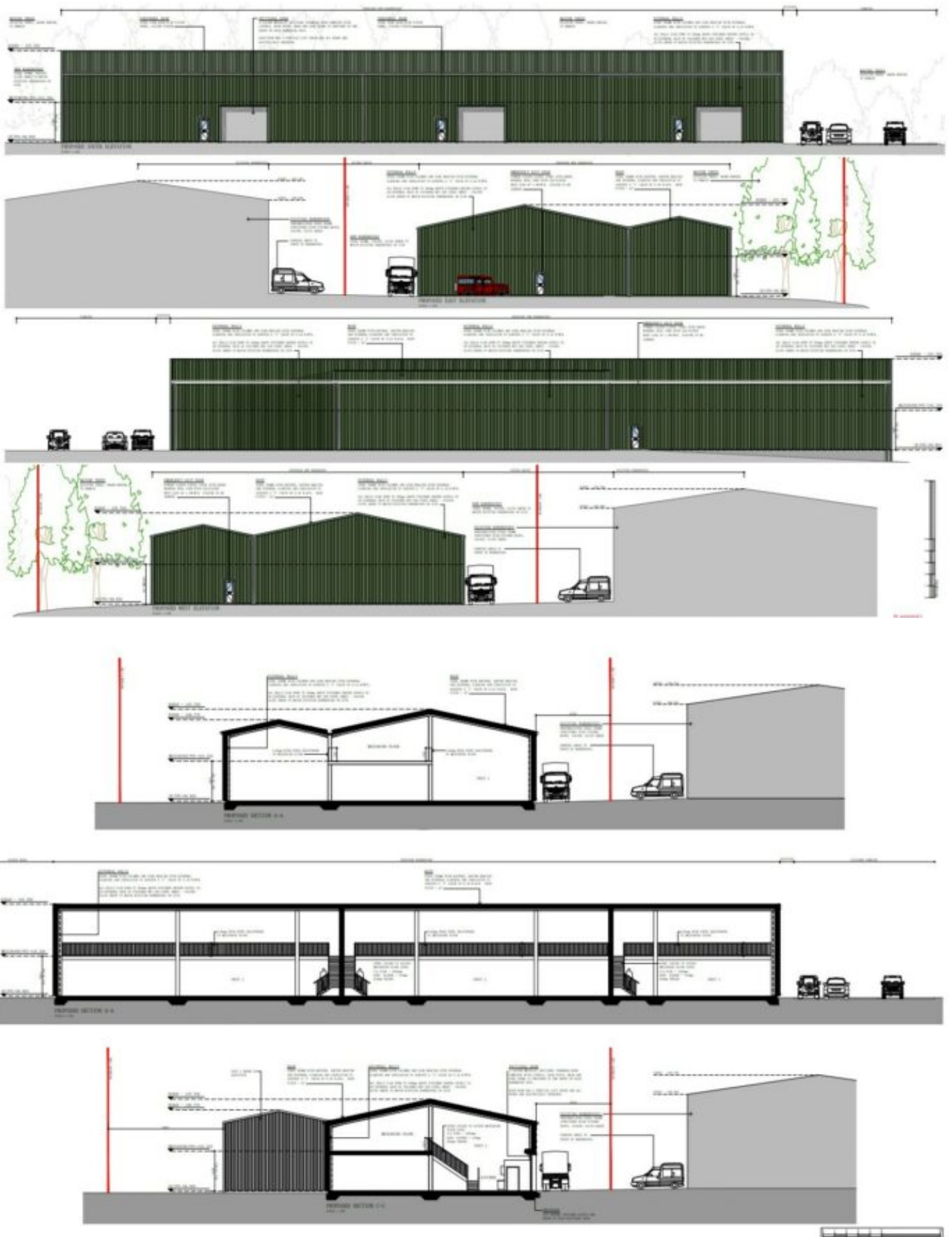
## Property details

### Brand New Industrial Warehouses

Phase 4 will comprise one stand-alone unit capable of sub division. The building will be of modern steel portal frame construction with concrete slab flooring and insulated metal cladding to the roof and block-work walls above a height of two metres. The Springside estate has an established storage and light industrial use. Each of the new units will benefit from the following features:

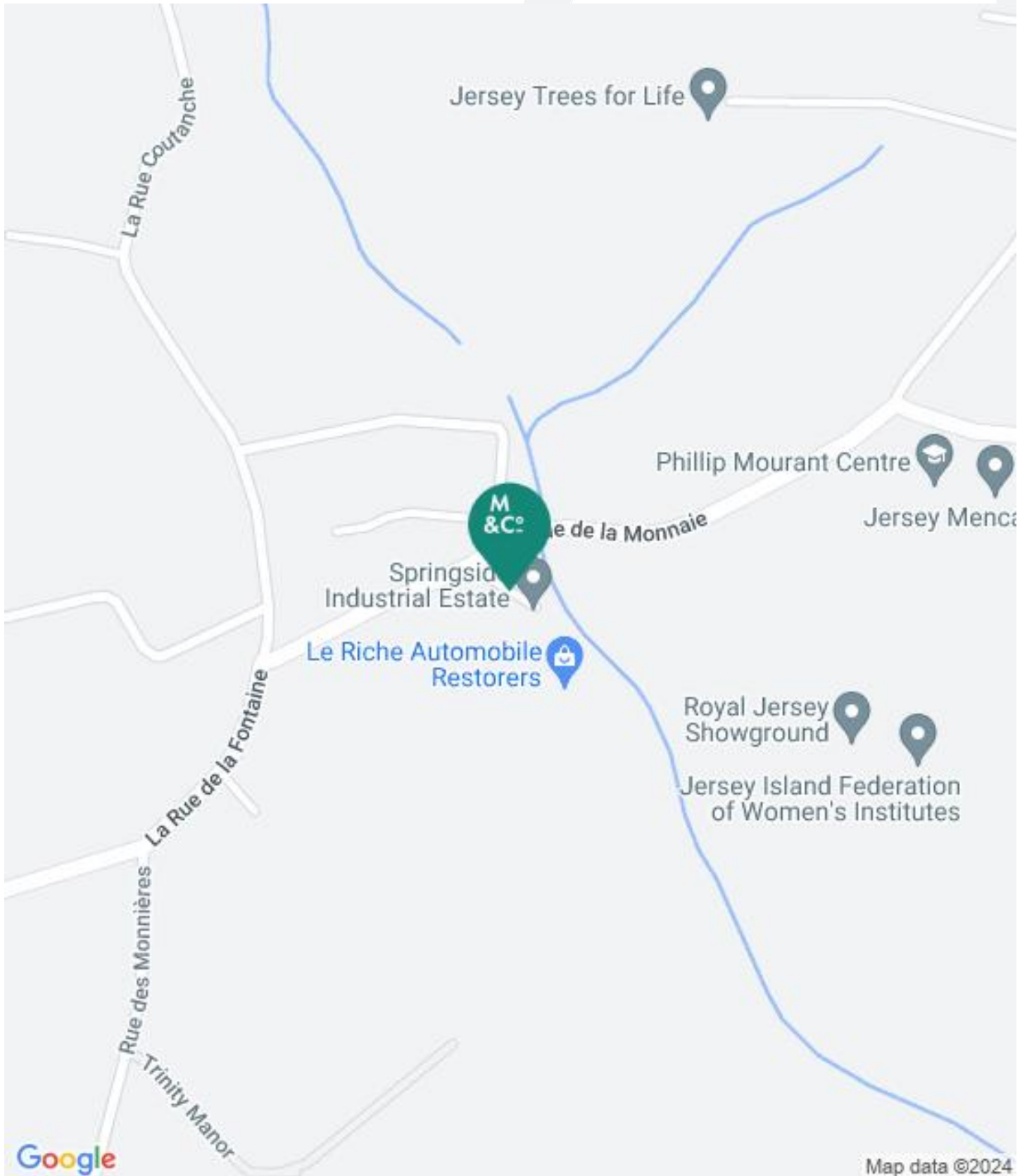
- ☐ Ground and mezzanine floors
- ☐ Full height roller shutter doors & loading bays
- ☐ 3 phase electricity supply
- ☐ Mains water & drainage
- ☐ P30 access – 24/7
- ☐ Designated external car parking







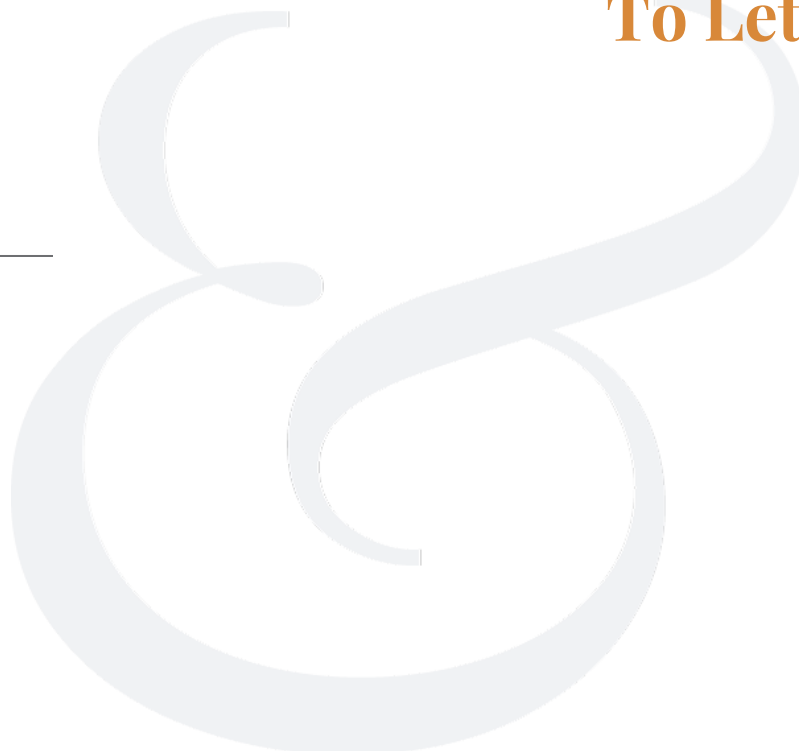




## Simon Gale

---

Head of Commercial  
sgale@maillardandco.com  
01534 883144



## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



**Maillard  
&C<sup>o</sup>**

---

---

[commercial@maillardandco.com](mailto:commercial@maillardandco.com)

---

[www.maillardandco.com](http://www.maillardandco.com)

---

01534 880 880