



Maillard  
& Co

£ 83,348

Unit 1 Phase 4 Springside Industrial Estate, Unit 1 Phase 4 Springside Industrial Estate

To Let



6677 Sq Ft

Ground and mezzanine floors

Available as a standalone unit or  
combined

P30 access – 24/7

Available Q4 2024

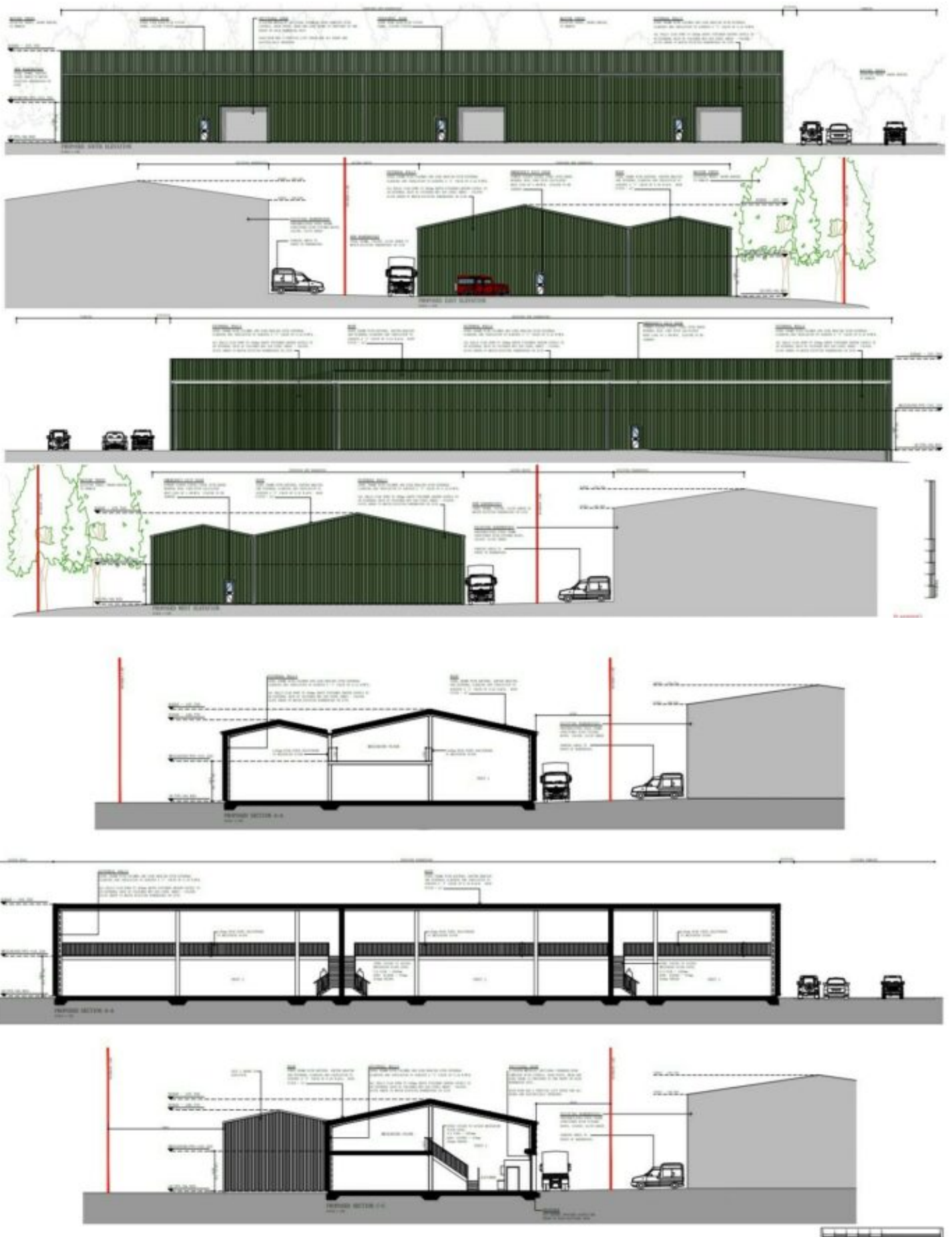
## Property details

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

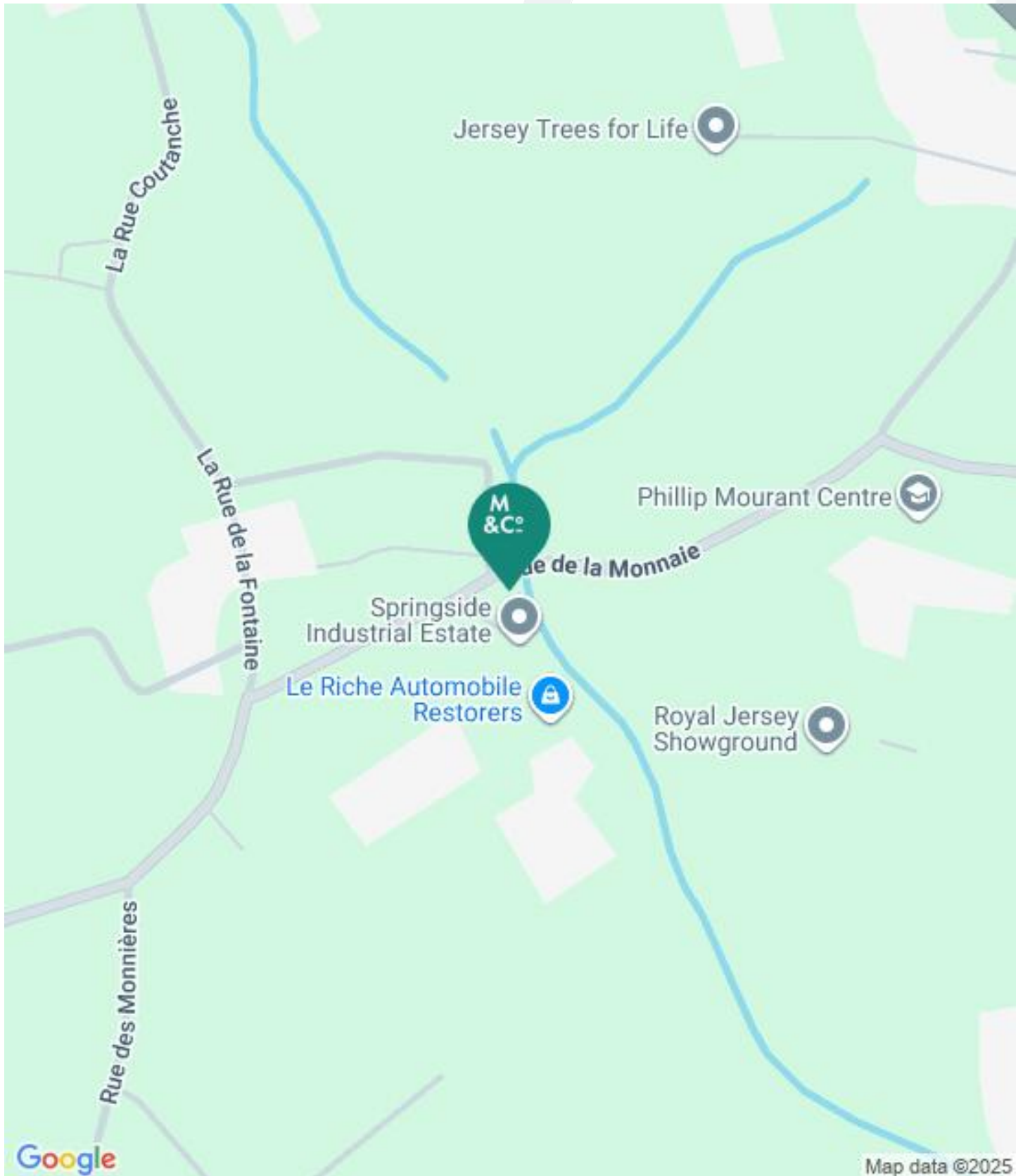
Brand New Warehouse accommodation totalling 6,677 sq ft













## 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>**

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