

TO LET / FOR SALE

NEW WAREHOUSE / INDUSTRIAL UNIT



DANGERFIELD
PROPERTY

**ST JOHN'S WAREHOUSE
ST JOHN'S WAY
DOWNHAM MARKET
PE38 0QQ**

24,780 sqft (2,303 m²)
including mezzanine 4,328 sqft (402 m²)



TO LET / FOR SALE



DANGERFIELD
PROPERTY

NEW WAREHOUSE / INDUSTRIAL UNIT

ST JOHN'S WAREHOUSE, ST JOHN'S WAY, DOWNHAM MARKET, PE38 0QQ

Summary

- Brand new warehouse / industrial unit on secure self-contained site.
- 24,780 sqft (GIA) including mezzanine 4,328 sqft (402 m²).
- High specification construction, ready for immediate occupation.
- 7 metre eaves, 10 metres to apex.
- EPC Energy Rating A (20)
- New lease for a term by arrangement or Freehold.
- Terms on application.

Gross Internal Floor Areas (GIA)

| | | |
|-------------------------------------|--------------------|------------------------------|
| Ground floor warehouse / industrial | 16,124 sqft | (1,499 m ²) |
| Ground floor offices / ancillary | 4,328 sqft | (402 m ²) |
| Mezzanine | 4,328 sqft | (402 m ²) |
| TOTAL | 24,780 sqft | (2,303 m²) |

Sole Agents - Dangerfield Property
Jeremy Dangerfield: 020 8882 7449 / 07775 625 674
jeremy@dangerfieldproperty.co.uk



Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, Dangerfield Property Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property. Dangerfield Property, Tel: 020 8886 7449 Dangerfield Property Limited is a Private Limited Company registered in England and Wales, Registered Number 11815131 VAT No: 316 6522 12, Registered Office: 1 Warner House, Harrobian Business Village, Bessborough Road, Harrow, HA1 3EX

ANTI-MONEY LAUNDERING: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:· Corporate structure and ownership details·

Identification and verification of ultimate beneficial owners· Satisfactory proof of the source of funds for the Buyers / funders / lessee