

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)



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



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PROPERTY

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
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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