

# 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 m<sup>2</sup>)  
including mezzanine 4,328 sqft (402 m<sup>2</sup>)



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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 m<sup>2</sup>).
- 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 <sup>2</sup> )
Ground floor offices / ancillary	4,328 sqft	(402 m <sup>2</sup> )
Mezzanine	4,328 sqft	(402 m <sup>2</sup> )
<b>TOTAL</b>	<b>24,780 sqft</b>	<b>(2,303 m<sup>2</sup>)</b>

Sole Agents - Dangerfield Property  
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