



**UNIT 4D, VICTORIA AVENUE, INDUSTRIAL ESTATE**  
**£120,000 FREEHOLD**

- ❑ Modern end-terrace two storey light industrial premises situated on the western outskirts of the town, approximately 1 mile from the town centre.
- ❑ Ground floor workshop/office area of approximately 39 sq metres (420 sq ft)
- ❑ First floor workshop/storage of approximately 39.6 sq metres (426 sq ft)
- ❑ Business User Class E - commercial, business and service use
- ❑ Parking for two vehicles plus single garage to the side

## GROUND FLOOR

<b>WORKSHOP</b>	5.07m x 4.48m (16'8" x 14'8") electronic roller entrance door.
<b>OFFICE 2</b>	3.71m x 1.59m (12'2" x 5'3")
<b>KITCHEN</b>	3.71m x 2.75m (12'2" x 9')

**FIRST FLOOR STORAGE** (limited headroom) 8.88m x 4.53m max (29'2" x 14'10" max)  
**CLOAKROOM**

## CONSTRUCTION

The building is thought to date back to the 1970s and is predominantly constructed of brick under a pitched roof.

## SERVICES

Mains water, drainage and electricity.

## LOCATION

Swanage is an extremely popular coastal resort which attracts many thousands of tourists throughout the year and is renowned for its scenic beauty and as being the gateway to the Jurassic World Heritage Coastline. Mainline rail link at Wareham, to London Waterloo approximately 2.5 hours. The A31 can be joined at Bere Regis providing a route to the M27/M3 and London/Home Counties beyond.

## RATEABLE VALUE

Current Rateable Value £6,900.

## VIEWINGS

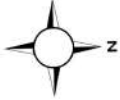
All viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode BH19 2LJ.

Property Ref VIC2285



Total Approximate Floor Area  
 TBCm<sup>2</sup> (TBC sq ft)

**Ground Floor**



**First Floor**



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