



11 Avon Close, Granby Industrial Estate, Weymouth DT4 9UX

**FOR SALE**

DETACHED TERRACE OF INDUSTRIAL /  
WAREHOUSE UNITS

12,691 Sq Ft  
(1,179 Sq M)

## DESCRIPTION

The property comprises a detached terrace of three units, with lower blockwork construction and upper profile cladding. Externally the property benefits from three electric loading doors 4m (w) x 4m (h) and a secure yard of 0.37 acres. Internally the premises are separated via party walls with access to the eastern part accessible by separate pedestrian door; the western part benefits from WC and kitchen facilities, offices and mezzanine storage. The warehouses benefit from min. eaves height ranging from 4.7m to 5.8m.

- ✓ Prime industrial location
- ✓ Three electric loading doors
- ✓ Secure yard of 0.37 acres
- ✓ Mezzanine storage
- ✓ 4.7m to 5.8m min. eaves height
- ✓ WC and kitchen facilities



## LOCATION

Granby Industrial Estate is a prime industrial location in Weymouth and has attracted a number of major occupiers including the Daily Echo, Ultra Electronics and the Land Registry. Weymouth Town Centre is approximately 1.55 miles to the east and Dorchester, Poole and Bournemouth are approximately 8, 28 and 34 miles distant.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Left hand side warehouse	2,447	227
Middle workshop 1	1,713	159
Middle workshop 2	2,421	225
Right and side warehouse	3,052	284
First floor mezzanine	3,058	284
<b>Total</b>	<b>12,691</b>	<b>1,179</b>

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## PRICE

£825,000 for the long leasehold interest.

## TERMS

A Long Leasehold interest for 125 years with effect from 18th January 1989. A ground rent of £5 pa is payable.

**EPC** On application



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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