



FORMER CAR SHOWROOM IN NETHERFIELD SUITABLE FOR A VARIETY OF OTHER USES (S.T.P)

Unique opportunity to occupy a prominent steel portal framed unit with road frontage and large self-contained rear yard with full height roller shutter door to the rear. Formerly used as a car showroom, however it is our belief that this would be suitable for a variety of other uses (S.T.P). Not only has this unit got a self-contained rear yard, it also has a large glass frontage facing Victoria Road with excellent security provisions in place (CCTV, alarmed, security shutter on glass frontage).

Internally the unit offers a clear span space with a fully fitted office and kitchen facilities as well as excellent lighting throughout.

The unit is ideal for multiple uses subject to a change of use application and has a GIA of 310m² (3,337ft²), the unit currently being vacant and ready for immediate occupation.

Anthony Barrowcliffe of FHP Property Consultants comments: -

"A unique opportunity to occupy a unit with road side frontage and self-contained rear yard. Suitable for a variety of uses and in excellent condition, situated less than 1 mile from the City Centre and easily accessible to many of the surrounding suburbs. Therefore, I am very excited to be working on this and look forward to discussing this with interested parties."

For further information on this unit or to arrange a viewing, please contact Anthony Barrowcliffe of FHP on 0115 841 1148 or anthony@fhp.co.uk.