

# Press Release 2023



## MODERN HYBRID INDUSTRIAL OFFICE/ WAREHOUSE UNIT ON POPULAR TRADING ESTATE

FHP Property Consultants are delighted to confirm the availability of Unit 36 Longbridge Lane which comprises 2,974ft<sup>2</sup> of industrial/office accommodation. Internally the property benefits from clear span warehouse accommodation on the ground floor with a reception room, office, kitchen and W/C. The first floor comprises of three offices rooms accessed via a hallway and a small kitchenette and W/C.

The property is situated within the established Ascot Business Park Industrial Estate on the east side of the city and is accessed via Longbridge Lane off Ascot Drive. Ascot Drive is a very busy arterial road which is home to numerous trade counter operators. The unit is available on new lease terms for a rent of £26,000 per annum.

Corbin Archer of FHP Property Consultants comments:

*"This is a great opportunity to acquire a hybrid industrial unit that comes with a large amount of office accommodation and is well connected to main arterial roads. There is not a lot of stock available in the area as it is a very popular estate among industrial occupiers. I look forward to speaking with interested parties."*

For further information or to arrange a viewing, please contact Corbin Archer on 07929 716 330 or [corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk).

ENDS  
July 2023

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Visit our website: [www.fhp.co.uk](http://www.fhp.co.uk)

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