

# Northern Property

Estate Agents & Property Consultants



Unit 5, Europa Business Park  
Springbank Industrial Estate, Pembroke  
Loop Road

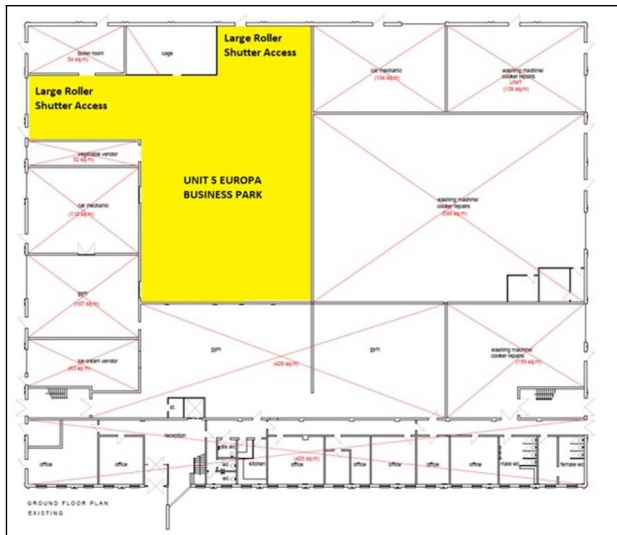
per sq. foot  
**£2**



- Prime Industrial/Warehouse Unit
- Excellent Location Within Springbank Industrial Estate

- Can Lend Itself To Various Uses Subject To Planning Consents
- Floor Area Circa 6,964 Sqft / 647 Sqm
- EPC C70 (0240-1980-0344-0180-2074)

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# Description

## LOCATION

Europa Business Park is situated within Springbank Industrial Estate. The property is situated just off Pembroke Loop Road, in close proximity to the M1 motorway and approximately 5 miles from the City Centre. The area also benefits from excellent public transport connections.

## DESCRIPTION

This property comprises of a large warehouse unit. The high quality industrial warehouse unit would lend itself to a variety of uses subject to planning consents. Europa Business Park consists of nine high quality industrial business units and office suites designed to allow flexibility in use. Each unit benefits from ample yard circulation areas to allow for loading and deliveries. This unit has a floor area of Circa 6,964 Sqft. The unit has been finished to shell specification to include steel portal frame construction and masonry block rendered walls, concrete screed floor, roller shutter access, and strip lighting.

## RENTAL PRICE

The rent of £20,892 Per Annum (Approximately £1,741 Per Month).

## RATES PRICE

NAV: £21,400

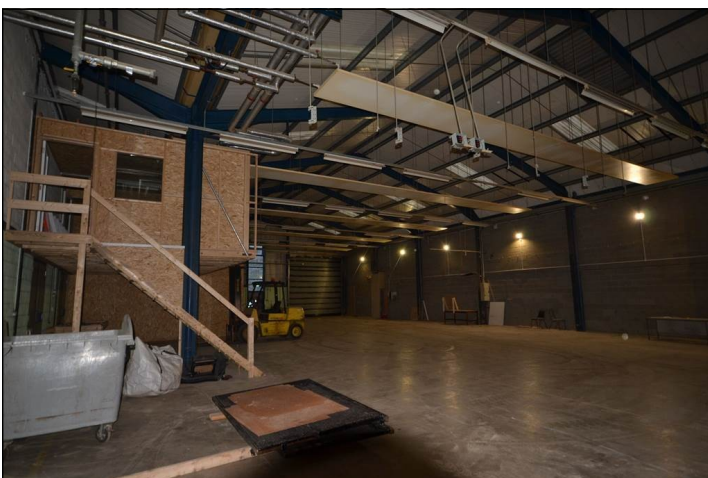
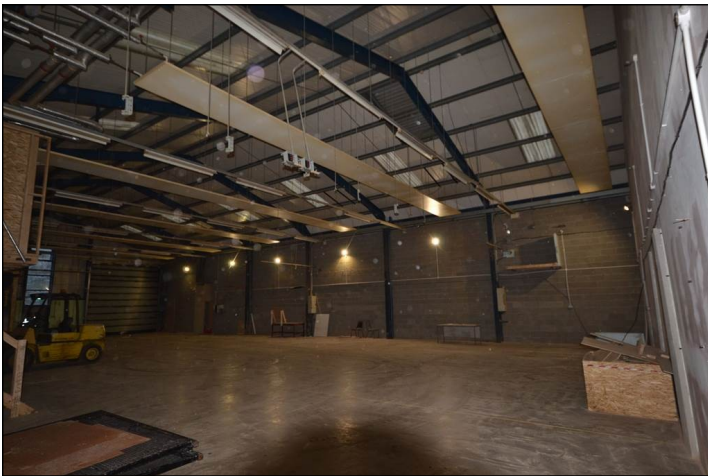
Rates payable- £13,142 per annum

## FURTHER INFORMATION

For access, further information and/or register your interest, please contact our commercial rental team:

Telephone- 028 90 324 555

Email- [commercial@northernproperty.com](mailto:commercial@northernproperty.com)



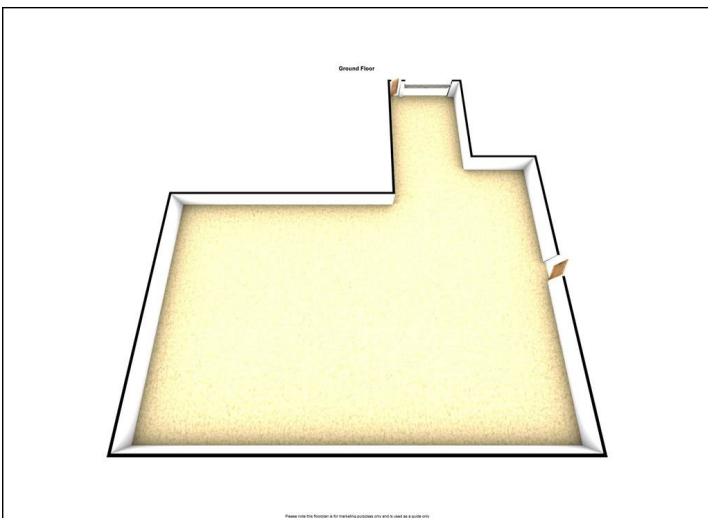


## Ground Floor

### WAREHOUSE

29.842m x 20.161m (97' 11" x 66' 2")

Electric roller shutter access. Rear door access. Strip lighting. Concrete flooring and blockwork construction. Steel frame portal with perspex ceiling panels.





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