



 **0**
Bedroom

 **0**
Bathroom



C & R City are pleased to bring to the market a unique opportunity to purchase this spacious commercial unit situated over four floors in the popular Spectrum Development. Spectrum Development is a multi-storey mixed-use development comprised predominantly of residential apartments with retail/ office units. Subject to planning, this building could be used for a variety of uses and is simply a must view to appreciate the accommodation on offer. The property also has the added benefit of two secure allocated parking spaces.

C & R City are pleased to bring to the market a unique opportunity to purchase this spacious commercial unit situated over four floors in the popular Spectrum Development. Spectrum Development is a multi-storey mixed-use development comprised predominantly of residential apartments with retail/ office units. Subject to planning, this building could be used for a variety of uses and is simply a must view to appreciate the accommodation on offer. The property also has the added benefit of two secure allocated parking spaces.

Lease Details

250 years lease from 1 July 2006

Service charge: Approx £1,231.46 payable every 6 Months.

Ground Rent: Approx £1,279.94 per Annum

Entrance Hall

Open plan entrance hall, Space for lift access, steps leading to first floor.

First Floor Open Plan Room

Spacious Open Plan Room, Double Glazed Window to Front & Rear Aspect. Steps leading to second floor.

Second Floor Open Plan Room

Spacious Open Plan Room, Double Glazed Window to Front & Rear Aspect. Steps leading to third floor.

Third Floor Open Plan Room

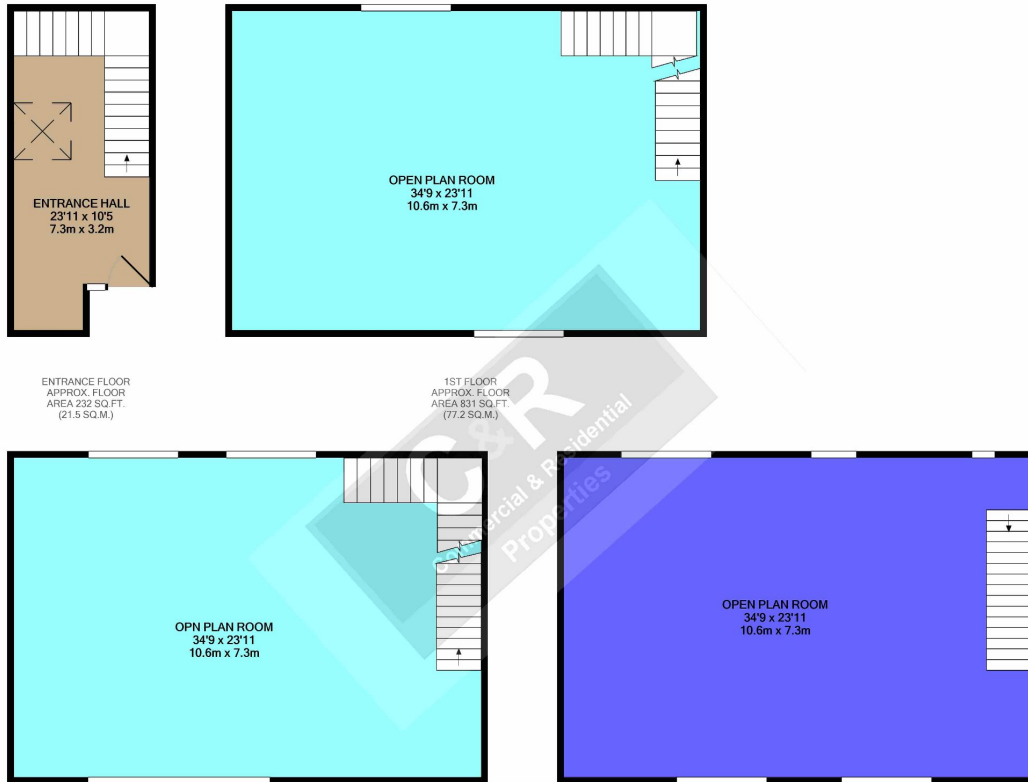
Spacious Open Plan Room, Double Glazed Window to Front & Rear Aspect.

Two Allocated Parking Spaces

Two Allocated Parking Spaces Accessed Via Fob

Total approx floor area:

2721 SQ.FT 252.8 SQ.M



C&R
Commercial & Residential
Properties

C & R PROPERTIES
TOTAL APPROX. FLOOR AREA 2721 SQ.FT. (252.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

Energy Efficiency

A B C D E F G

EPC

Coming soon

