



Web Ref CL359



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### BAND NEW, SECURE Industrial Warehouse available in Rivergate

Located in the well established secure industrial node - Pegasus Park, Rivergate perfect for office, storage, distribution and factory use.

River Park 3 is situated inside Pegasus Park which is a security estate monitored by off site cameras and electric fencing erected above the fencing.

In addition to this security we have also fenced off River Park 3 with electric fencing which is linked to an armed response and entrance gates linked to a intercom system.

This neat, large open plan warehouse offers roller shutter doors with direct access into the unit, the unit itself features a reception/ office area, kitchenette as well as a shower, two toilets, and ample height.

A closed off mezzanine level which can be used to store raw product.

There are four exclusive use parking bays available

### Features

**Zoning** Commercial

**Sizes**  
Floor Size 236m<sup>2</sup>