

BRAND NEW BUILD NURSERY



£329,950 + VAT - Approx 1,450 sq ft (Total)

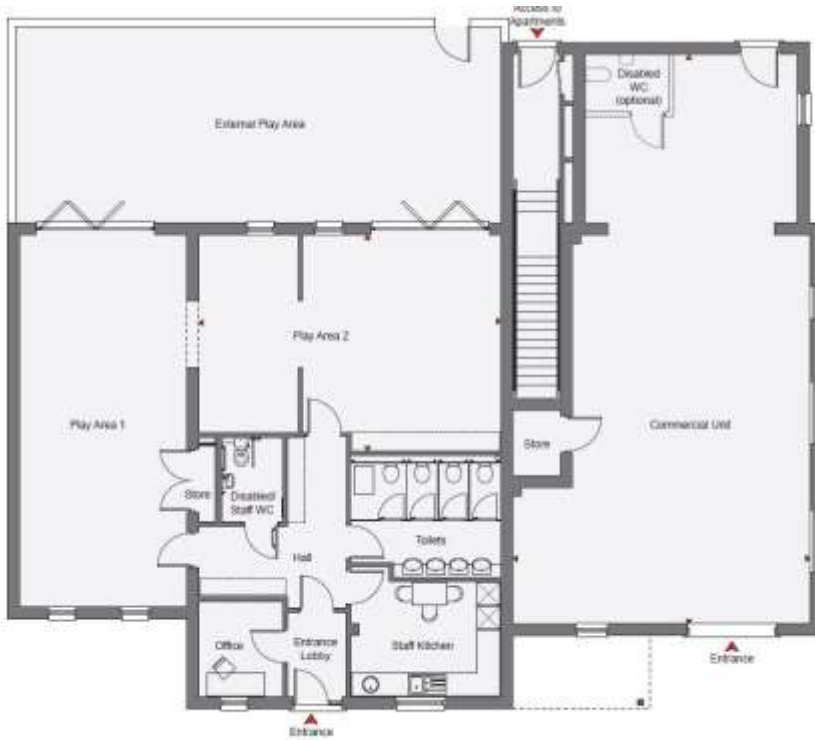
The Neighbourhood Centre, Auldyn Walk, Ramsey



- Brand new build Nursery on new housing estate in Ramsey.
- Comprises of:

Two play areas of 450 sq ft & 475 sq ft (can be combined to make one open plan play area of 925 sq ft)	Secure external play area Bi-fold doors to play area
Fitted kitchen (excluding appliances)	DDA compliant WC facilities/4 stalls (with baby changing station)
Wall mounted electric radiators	Staff kitchen
Private office	Vinyl flooring throughout
Shared parking outside for 10 cars	Completion: circa May 2023

Over/...



NURSERY

Play Area 1
9.67m x 4.33m
(31'9" x 14'2")

Play Area 2
7.87m x 5.62m
(25'10" x 18'5") max.

Office
2.38m x 2.47m
(7'2" x 8'1")

COMMERCIAL UNIT

Commercial Unit
7.29m x 14.89m
(23'9" x 48'10") max.

NET INTERNAL AREA:

Nursery
117 sq.m.
(1266 sq.ft.)

(NIA for toilets)
17 sq.m.
(189 sq.ft.)

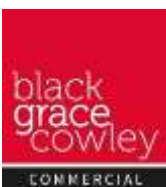
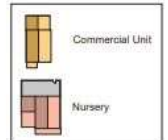
Commercial Unit
97 sq.m.
(1042 sq.ft.)

NURSERY

COMMERCIAL UNIT



KEY



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