



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

LIGHT INDUSTRIAL / WAREHOUSE UNIT

TO LET

NEW LEASE



**UNIT 4
PROSPECT BUSINESS CENTRE
ALRESFORD
SO24 9UH**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

6 St Georges Yard, Castle Street, Farnham, GU9 7LW T: 01252 717979

LOCATION: The premises are situated on the edge of New Alresford and comprise a small development of light industrial/warehouse units within an established industrial location, close to local shops and other facilities. The larger city centre of Winchester is to the south.

The A31 connects with the M3 motorway, which gives access to the south coast and the national motorway network.

DESCRIPTION: The property comprises a modern single storey light industrial unit suitable for workshops, storage and for various other purposes. The gross internal floor area extends to:

GROUND FLOOR	100.1 SQ M	(1,077 SQ FT)
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AMENITIES:

- * WC Facilities
- * Three Phase Power
- * Loading Door
- * Minimum Eaves 5M rising to 5.57M
- * On Site Parking

LEASE: The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

RENT: £13,750 per annum exclusive. The Rent is subject to VAT

RATES: Rateable Value £12,750 payable at 43.2p in the £ (2026/2027)
Some Small Business Rates should be available on these premises.

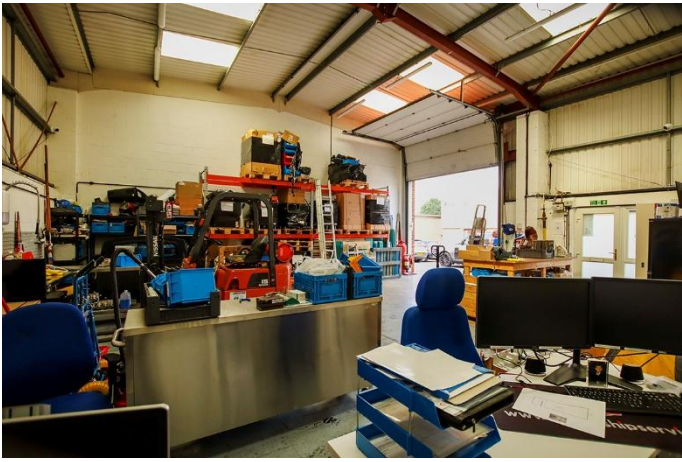
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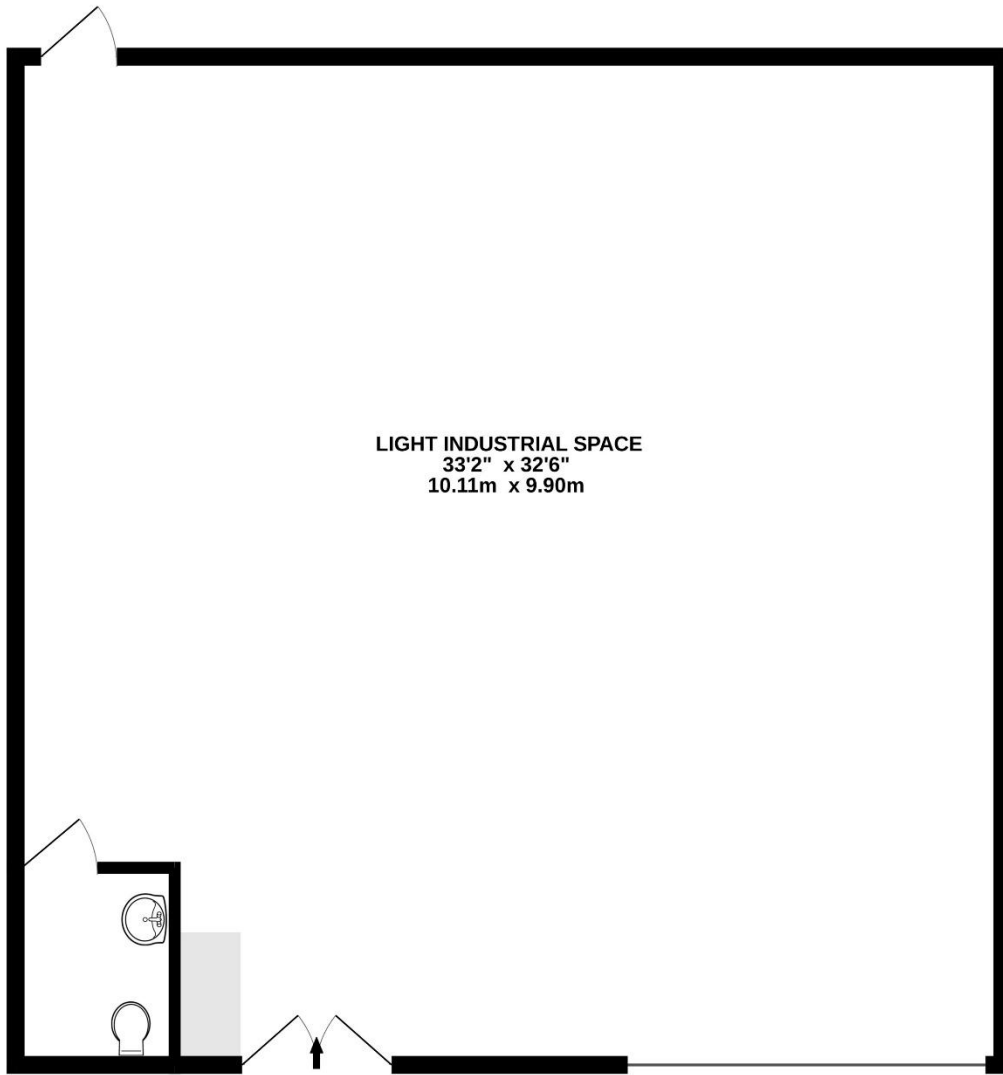
VIEWING: **By appointment through Park Steele 01252 717979.**

RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.







GROUND FLOOR
1077 sq.ft. (100.1 sq.m.) approx.

TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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