



SELF CONTAINED SITE



## Unit 5 Evingar Industrial Estate

Ardglen Road, Whitchurch, RG28 7BB

**To be Refurbished - Detached Industrial/Warehouse Premises, within a self-contained site.**

**13,019 sq ft**  
(1,209.50 sq m)

- Easily accessible via A34 and B3400
- Self-contained site with yard and 20 parking spaces
- Extensive mezzanine storage/office
- 5.7m Eaves
- Electric Loading Door

## Summary

Available Size	13,019 sq ft
Rent	£110,000 per annum
Rates Payable	£36,036 per annum
Rateable Value	£66,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B (36)

## Description

Unit 5 Evingar Industrial Estate comprises a large detached industrial building, within a self-contained site of approximately 0.50 acres. The property benefits from having a large yard and parking for approximately 20 cars.

Internally the property comprises a warehouse/workshop, with roller shutter door (2.7m x 4 m). There is a personnel door leading to a reception, staffroom and male and female toilets on the ground floor. Above there are first-floor offices, and an extensive mezzanine, fitted as offices with LED lighting and Air Conditioning.

## Location

The property is prominently located on Ardglen Road within the Evingar Trading Estate, which is the main Industrial / Commercial area in Whitchurch.

Whitchurch is a small Hampshire town, with a population of approximately 7,000. The town centre is a quarter of a mile south of the subject property where there are a range of shops occupied predominately by local independent businesses alongside national companies such as the Co-Operative and Tesco convenience stores.

Basingstoke and Newbury are both approximately 13 miles distant, with Winchester approximately 14 miles and Andover 8 miles, Via the A34/A303. The M3 is within easy reach at 12 miles allowing access to Central London, the M25 and the South Coast.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	9,112	846.53
1st - Offices	910	84.54
Mezzanine - Offices	2,997	278.43
<b>Total</b>	<b>13,019</b>	<b>1,209.50</b>

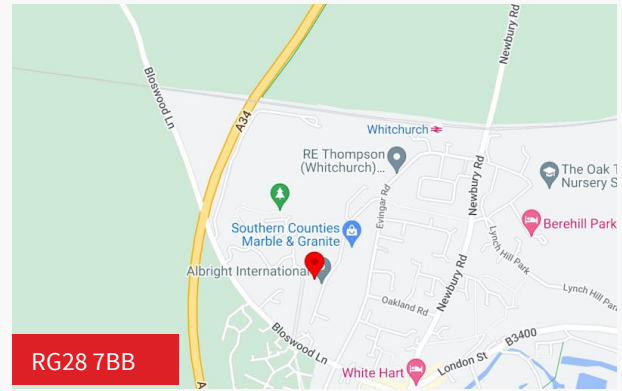
## Legal Costs

Each side to be responsible for the payment of their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

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