Industrial / Warehouse

FOR SALE

CURCHOD&CO



Unit 13

Evingar Industrial Estate, Ardglen Road, Whitchurch, RG28 7BB

Mid terraced freehold industrial unit

4,068 sq ft

(377.93 sq m)

- Strategically located close to the A34 & A303
- Mezzanine offices
- 3 Phase Power Supply
- Private parking and loading
- Rare opportunity to acquire freehold
- Of interest to investors & owner occupiers
- Available November 2026

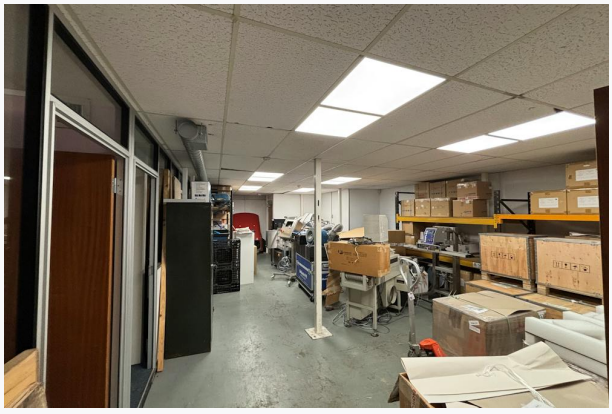
Unit 13, Evingar Industrial Estate, Ardglen Road, Whitchurch, RG28 7BB

Summary

Available Size	4,068 sq ft
Price	£325,000
Rates Payable	£17,090.75 per annum
Rateable Value	£34,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The property comprises a mid terraced light industrial unit, incorporating a full-coverage mezzanine level fitted as offices. The ground floor is arranged to provide light industrial/manufacturing space, a kitchen, two toilets, and storage rooms. There is a loading door (2.12m (w) x 3.64m (h), the clear internal height is 2.45m beneath the mezzanine.

The first floor comprises a combination of open-plan offices and four partitioned private offices, together with 2 additional toilets.

The property is specified with 3 phase power.

Externally there is allocated parking for at least 5 cars.

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 approximately a quarter of a mile south of the subject property where there are a range of independent and national shops and cafes such as The Co-operative and Tesco. Basingstoke and Newbury are both approximately 13 miles distant, with Winchester approximately 14 miles and Andover 8 miles. The M3 is within easy reach at 12 miles allowing access to Central London and the south coast.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	2,033	188.87
1st	2,034	188.96
Total	**4,067**	**377.83**

Viewings

Viewings to be arranged strictly via the sole agents.

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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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)

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