E (Commercial / Business / Service), Industrial / Warehouse

TO LET

CURCHOD&CO



Unit 4 Dolphin Park

Whitchurch, RG28 7BB

Detached, self-contained light industrial/workshop unit.

2,428 sq ft

(225.57 sq m)

- Available March 2027
- Easily accessible via A34 & B3400
- 5.2 metre minimum eaves
- Office & Mezzanine storage
- Small yard
- Two allocated parking spaces

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Summary

Available Size	2,428 sq ft
Rent	£22,000 per annum
Rates Payable	£7,560 per annum
Rateable Value	£17,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Tenant to pay a fair and reasonable proportion of the costs incurred in the upkeep and maintenance of the common areas of the estate.
EPC Rating	E (111)







Description

The property comprises a courtyard style scheme of four industrial/workshop units within two steel portal framed buildings. To the north of the units there is a car parking/loading area and palisade fenced storage compound. Unit 4 comprises a detached unit, with office and mezzanine storage.

Warehouse/Offices: 1,573 sq ft
Mezzanine: 855 sq ft
Total: 2,428 sq ft

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 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.

Terms

A new lease to be granted for a term to be agreed, subject to periodic rent reviews, and to be contracted outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954, part II (as amended). Each party to bear their own reasonable legal costs.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful 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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