Industrial / Warehouse

TO LET

CURCHOD&CO

LAST UNIT REMAINING

Dolphin Park

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

Self-contained light industrial unit

876 sq ft

(81.38 sq m)

- Not Suitable for motor vehicle use
- Easily accessible via A34 & B3400
- 5.2 metre minimum eaves
- Loading doors to each unit
- Mezzanine storage
- 3 phase power

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Summary

Available Size	876 sq ft
Rent	£12,000 per annum
Rates Payable	£2,544.90 per annum
Rateable Value	£5,100
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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.

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.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
Unit - 2	876	81.38	£12,000 /annum	Available
Unit - 3	864	80.27	£12,000 /annum	Let
Total	**1,740**	**161.65**		

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.

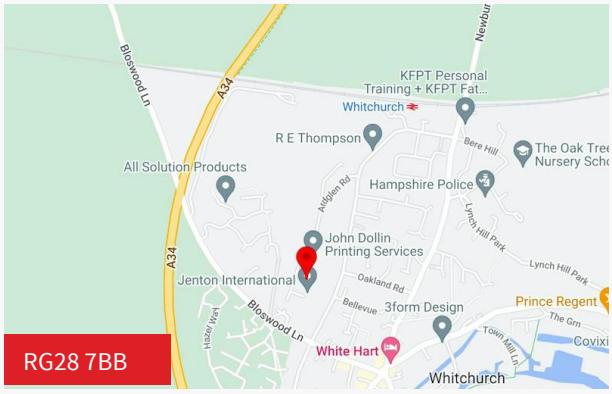
Floor Areas

Unit 2:

- Warehouse: 609 sq ft
- Mezzanine: 267 sq ft
- Total: 876 sq ft

Unit 3:

- Warehouse: 642 sq ft
- Mezzanine: 222 sq ft
- Total: 864 sq ft



Viewing & Further Information

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