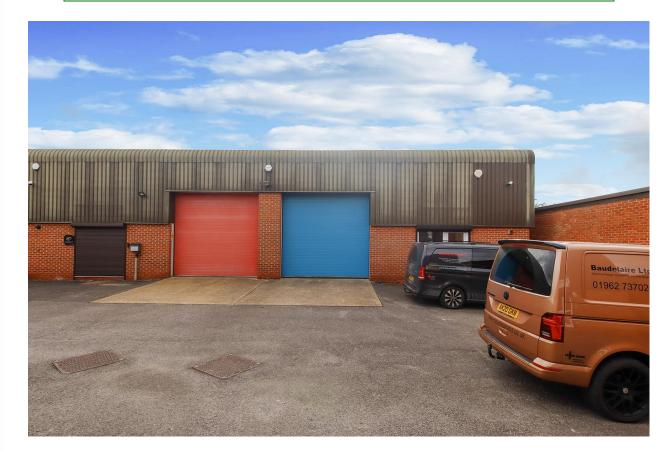


# LIGHT INDUSTRIAL /WAREHOUSE UNIT TO LET NEW LEASE FROM LANDLORD



### UNIT 5 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 quoted are net of VAT.

19 East Street Farnham Surrey GU9 7SD T: 01252 717979 F: 01252 719811

**LOCATION:** Situated on the edge of New Alresford, Prospect Business Centre is 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

#### 98.50 SQ M (1,060 SQ FT)

- 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:** £13,250 per annum exclusive. The Rent is subject to VAT
- **RATES:**Rateable Value £9,500 payable at 49.9p in the £ (2023/2024)Small Business Rates should be available on these premises making<br/>them exempt for qualifying occupiers
- **EPC:** D 87

#### 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.





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