

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



Unit 4

5 Station Road, Tidworth, SP9 7NN

Industrial unit with yard

3,868 sq ft

(359.35 sq m)

- Two roller shutter loading doors
- 3 Phase power supply
- Located in close proximity to A303, good links to London and West Country
- Nearby occupiers include Lidl, Domino's, Tesco and Knights Tailoring

Summary

Available Size	3,868 sq ft
Rent	£23,000 per annum
Rates Payable	£4,990 per annum To be confirmed.
Rateable Value	£10,000
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

Unit 4, 5 Station Road is an industrial unit of steel portal frame construction with metal clad elevations. Suitable for motor-trade uses, the property benefits from it's own self-contained yard accessible via the service road.

Internally the property comprises a concrete floor, 3 phase power supply, a personnel door at the front, as well as two manually operated roller shutter door (measuring 3.65m [h] x 3.13m [w]) and (3.06m [h] x 2.30m [w]).

Location

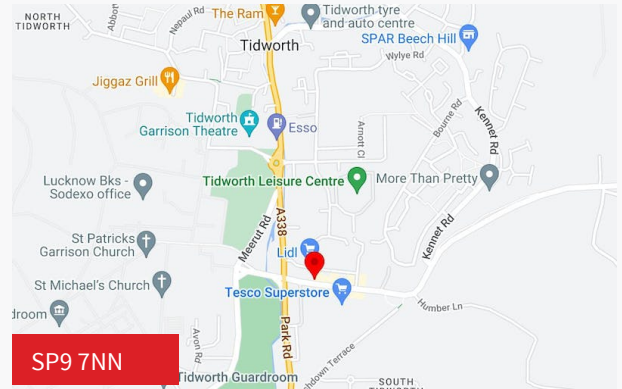
The property is located in Tidworth, with good access to London and the West Country via the A303 and M3. Tidworth is a small garrison town in Wiltshire, located in close proximity to the Salisbury Plains. With a population of 12,000 Tidworth has seen growth in recent years due to the military barracks being located in the town.

Terms

A new FRI lease is available for a term to be agreed, subject to contract and granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

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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