



Unit 2

7 Station Road, Tidworth, SP9 7NN

Industrial/Warehouse Unit

1,867 sq ft

(173.45 sq m)

- 3 Phase power supply
- Located in close proximity to A303, good links to London and West Country
- Nearby occupiers include Lidl, Domino's, Tesco's and Knights Tailoring
- Roller shutter loading door
- Generous office / mezzanine space

Summary

Available Size	1,867 sq ft
Rent	£12,000.00 per annum
Rates Payable	£4,241.50 per annum This unit should qualify for zero rates
Rateable Value	£8,500
Service Charge	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

Description

Unit 2, 7 Station Road is a practical industrial warehouse unit suitable for storage and distribution purposes. The property is of steel portal frame construction with brick elevations and comprises LED strip lighting internally, a concrete floor, double glazed windows, a roller shutter loading door measuring (2.39m h x 2.15m w) and three phase power supply. The service road to the unit offers unallocated parking for the property.

The property is suitable mainly for warehouse uses, however other uses are welcomed, subject to planning permission where required, and landlord approval.

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.

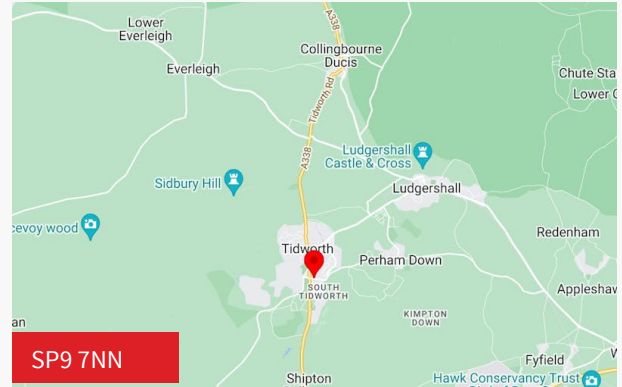
The nearest railway station is in Andover, located approximately 9 miles from the subject property.

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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