

Business Units, Industrial / Warehouse

TO LET / FOR SALE



CURCHOD&CO

INCORPORATING LONDON CLANCY



Station Approach, Station Road

Whitchurch, RG28 7ER

Detached modern two storey business unit

5,418 sq ft

(503.35 sq m)

- Of interest to investors, developers and owner occupiers
- Rare opportunity to acquire freehold
- Light industrial accommodation over ground and first floors
- Designed to be split into two buildings or four self contained suites
- Excellent natural light
- Goods lift

Summary

Available Size	5,418 sq ft
Rent	£47,000.00 per annum
Price	£790,000.00
Rates Payable	£11,477 per annum Interested parties are advised to contact Basingstoke & Deane Borough Council's Rating Dept. 01256 844844
Rateable Value	£23,000
Service Charge	N/A
VAT	Not applicable. No elected
EPC Rating	D (83)

Description

The premises comprise a modern, two-storey detached business unit which is arranged as light industrial/assembly accommodation over ground and first floors together with first floor offices. The property was originally designed to be capable of division into two semi-detached units or four separate suites, with provision of ground floor entrance lobbies/stairwell lobbies at either end of the building. Amenities include male and female WC's on ground and first floors, first floor kitchen/staff break out area, goods lift, air-lines, 3 phase electricity supply, gas fired central heating, fluorescent strip lighting. There is a yard area to the west side of the building and provision for approximately 10 car spaces in front. Although not included in any letting or sale, previous occupiers have had the benefit of a separate licence since 1978 on a small area of land from Network Rail for use as car parking. Mains services include 3 phase electricity, gas, water and sewage.

Location

The premises are located within close proximity to the Ardglen Industrial Estate comprising the most important employment area in Whitchurch. Nearby occupiers include Albright International, R S Birch, Jentan International, R E Thompson, and Dodge Chemicals. The premises are conveniently located adjacent to Whitchurch railway station which provides rail links to the main London Waterloo to Exeter line. Whitchurch is a small town with a population in the region of 5,000 with direct links to the junction of the A34 and A303 dual carriageways with Andover 8 miles to the west, Basingstoke 12 miles to the east, Newbury 12 miles to north and Winchester 12 miles to the south.

Accommodation

sq ft	sq m	Availability
5,418	503.35	Available
Total	503.35	

Legal Terms

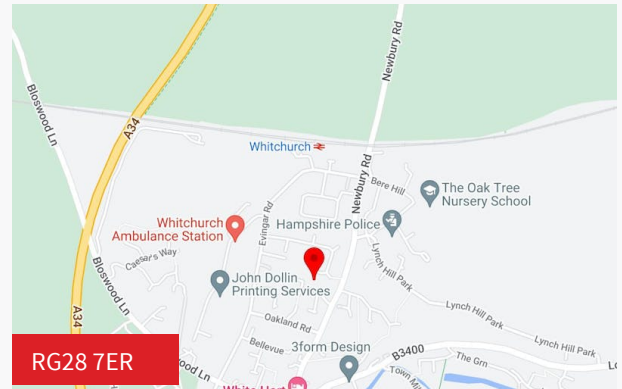
The property is offered by way of a new, fully repairing and insuring lease for a minimum term of ten years at a commencing rent of £47,000 per annum exclusive.

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.

Legal Costs

Each party to bear their own legal costs involved in any transaction.

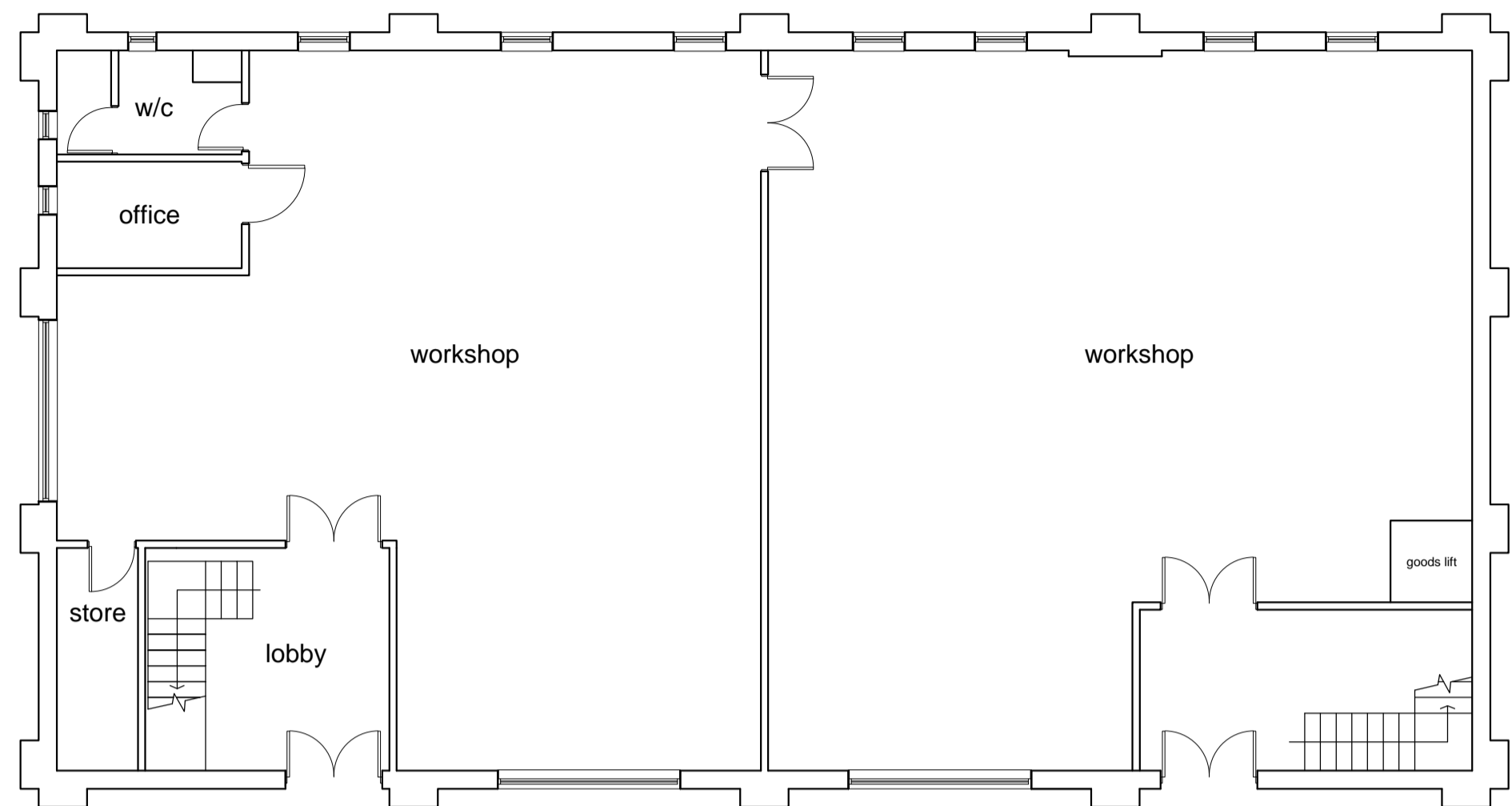
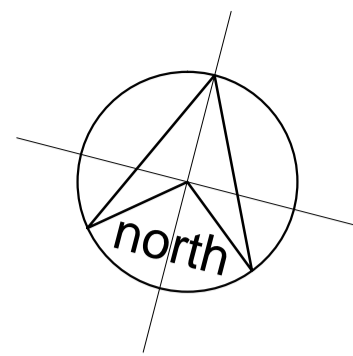


Viewing & Further Information

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tclancy@curchodandco.com

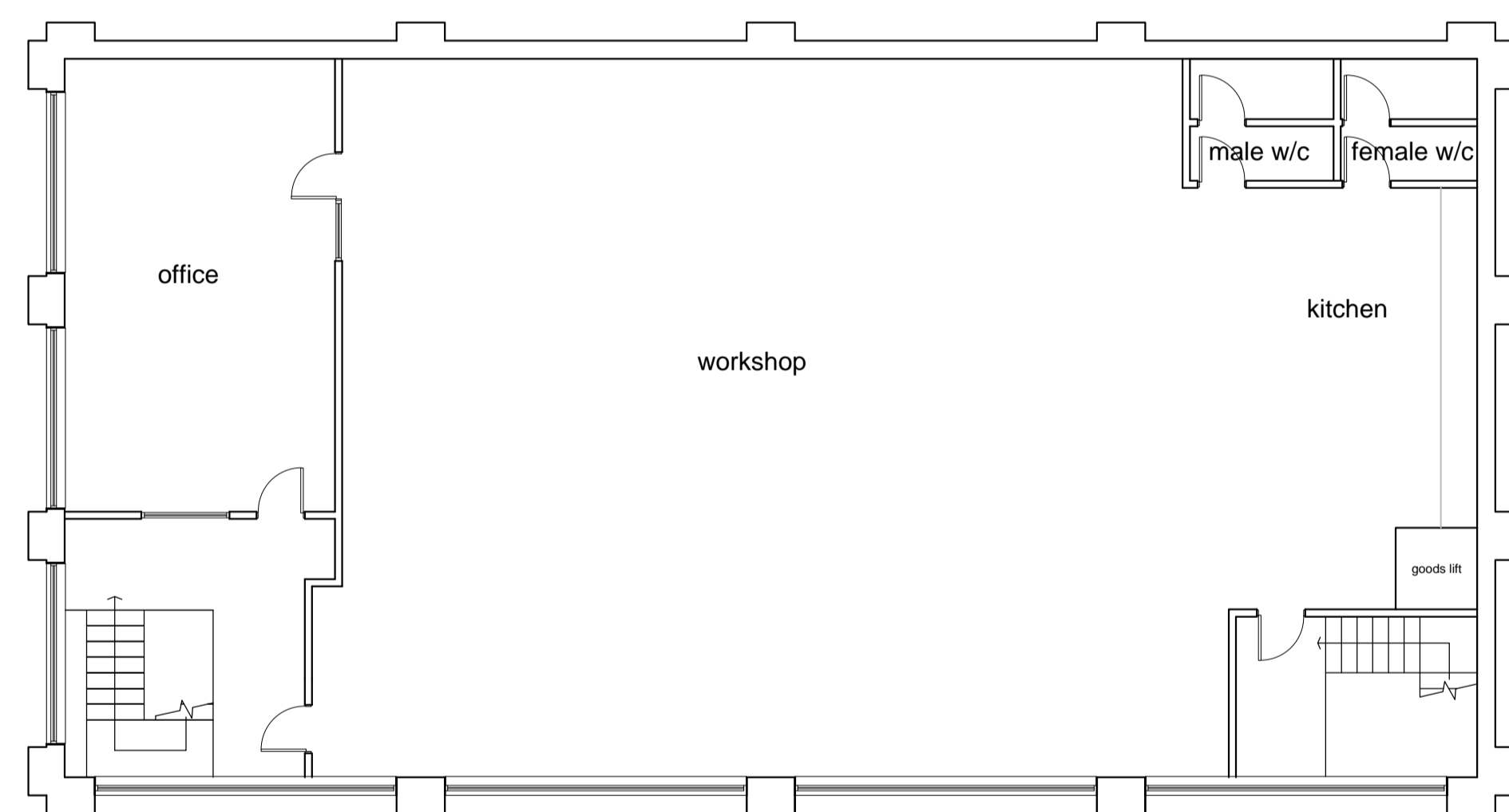
More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 24/04/2024



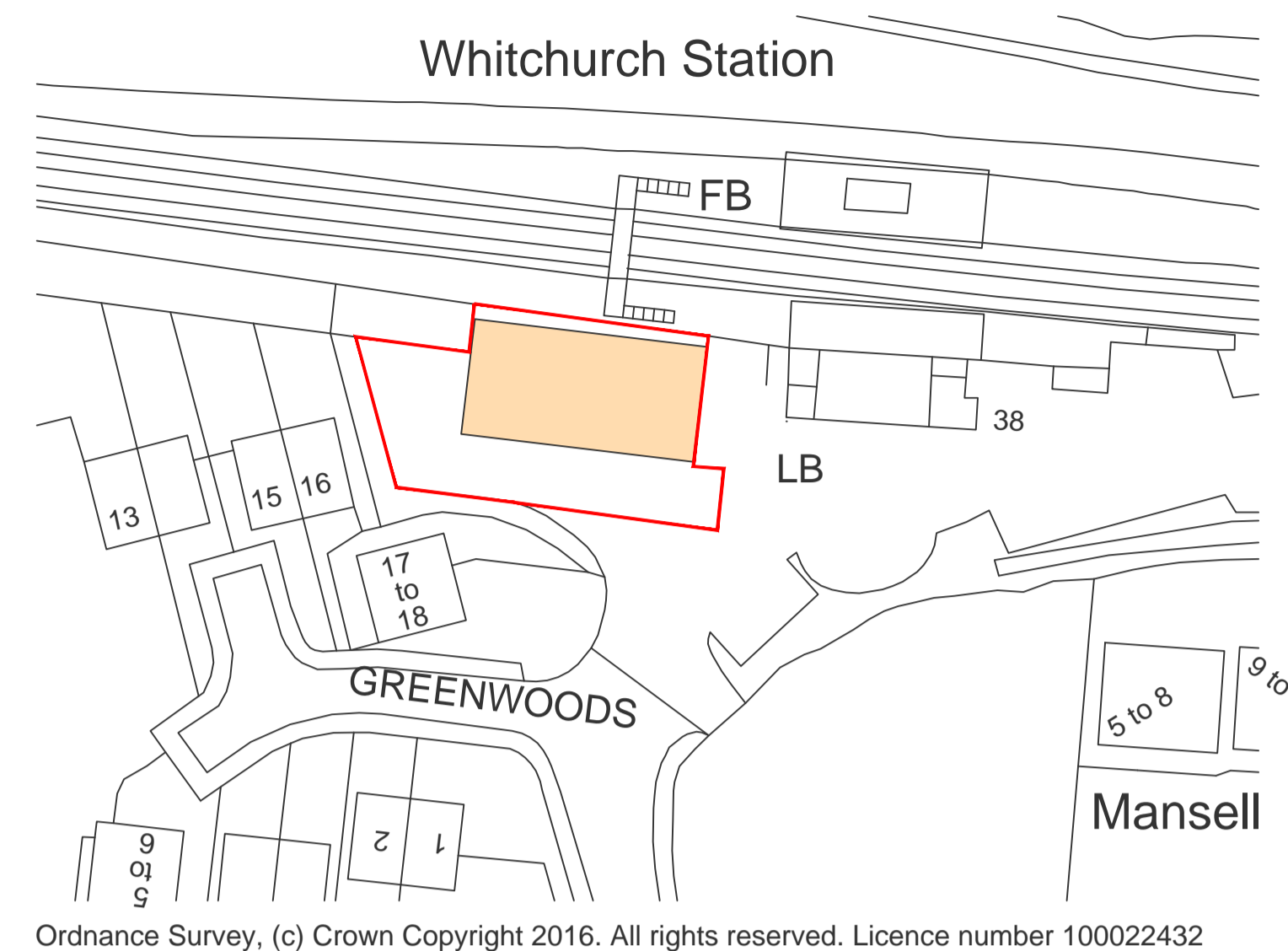
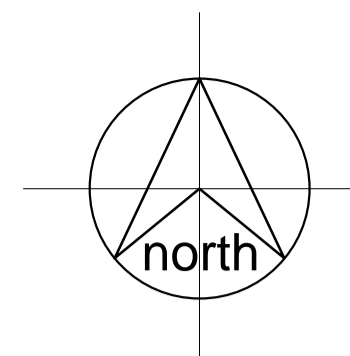
existing ground floor plan

scale A1 1:100, A3 1:200



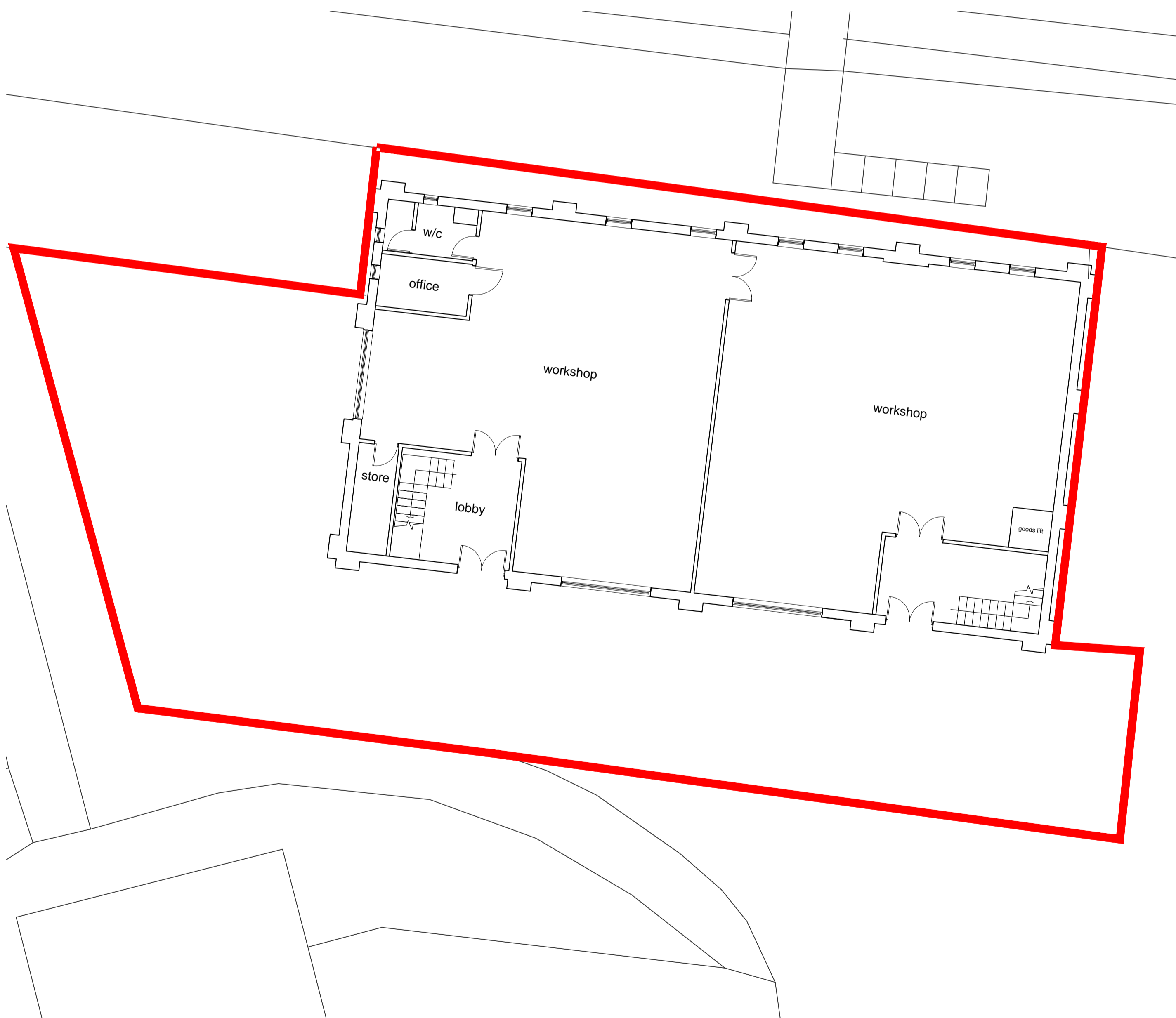
existing first floor plan

scale A1 1:100, A3 1:200

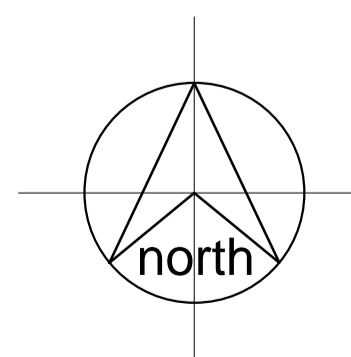


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location plan scale A1 1:625, A3 1:1250



block plan scale A1 1:100, A3 1:200



NOTES

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all dimensions to be checked on site prior to commencement of construction works and the architect notified of any discrepancy.

figured dimensions are to be used in preference to scaled dimensions.

no deviation from this drawing will be permitted without prior consent of the architect.

all drawings are prepared subject to a full measured and structural survey of the buildings and site.

all structural work is subject to the appointment of a structural engineer to confirm and agree the structural proposals.

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scale width 100mm @ a1 - 50mm @ a3

client

revision notes date drawn check

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detail Conveyance plan

drawn arp checked

date April 16 status Information

a1 scale as shown a3 scale 8550 01 rev