

To Let

- Level & dock level loading doors
- Potential storage and distribution use (subject to planning)
- A303 2 miles approx. M3 5 miles approx.
- Ample Car Parking on Site




023 8063 5333

Industrial/Warehouse Fully Fitted For Food Processing
3,800 - 13,845 sq ft (353.02 - 1,286.2 sq m)

Laverstoke Park Farm, Overton, Basingstoke, Hampshire, RG25 3DR

Description

Laverstoke Park Farm offers a unique opportunity to occupy a fully fitted food processing facility with offices. Alternative uses may be available subject to planning.

The food processing facility comprises a modern, steel framed building built approximately 10 yrs ago. Benefits include level & dock level loading doors, male & female changing rooms and mess room, and is fully fitted to BRC level certification including demountable walls, chillers, freezers, floor drainage and wash down areas.

Externally there is a shared loading yard and up to 30 allocated car parking spaces.

We understand that the current planning permission is "Sui Generis".

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Total	13,845	1,286.2

Energy Performance Certificate

EPC ratings C67 & C70. Copies of the EPC's are available on request.



Terms

The premises are available on a new full repairing and insuring lease at a rent of £10 per sq ft.

Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

Rates

We understand that the property will require reassessment as the available premises form part of a larger assessment. We recommend that prospective tenants verify this with the Valuation Office.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.



Location

Laverstoke Park Farm is located in a rural area 2 miles north of the A303 via Overton Road and 13 miles west of J6 M3 (Basingstoke). London is 60 miles to the east via the M3 and Southampton 27 miles to the south via the A303, A34 & M3. Micheldever Station is 3 miles to the south and Overton station 3 miles to the north.

For all enquiries:

Lauren Udall MRICS

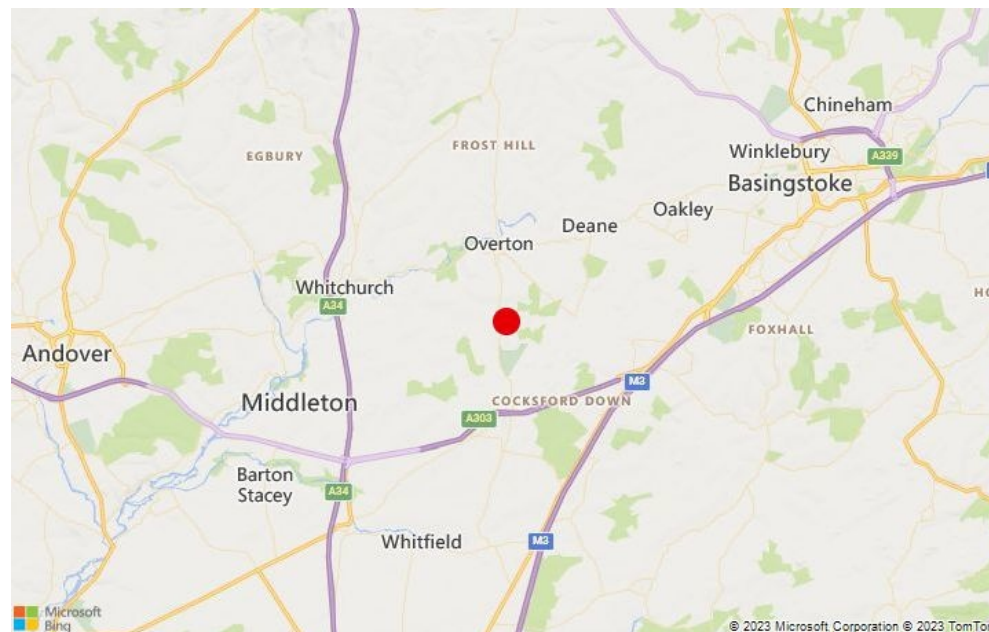
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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees 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 Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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