



Dolphin Park

Evingar Trading Estate, Ardglan Road, Whitchurch, RG28 7BB

Self-contained light industrial unit

876 sq ft

(81.38 sq m)

- Easily accessible via A34 & B3400.
- 5.2 metre minimum eaves.
- Loading doors to each unit.
- Mezzanine storage.
- 3 phase power.

Summary

Available Size	876 sq ft
Rent	£12,000 per annum
Rates Payable	£2,544.90 per annum
Rateable Value	£5,100
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a courtyard style scheme of four industrial/workshop units within two steel portal framed buildings. To the north of the units there is a car parking/loading area and palisade fenced storage compound.

Location

The property is prominently located on Ardglen Road within the Evingar Trading Estate, which is the main industrial/commercial area in Whitchurch. Whitchurch is a small Hampshire town, with a population of approximately 7,000. The town centre is approximately a quarter of a mile south of the subject property where there are a range of independent and national shops such as The Co-operative and Tesco. Basingstoke and Newbury are both approximately 13 miles distant, with Winchester approximately 14 miles and Andover 8 miles. The M3 is within easy reach at 12 miles allowing access to Central London and the south coast.

Accommodation

The accommodation comprises of the following

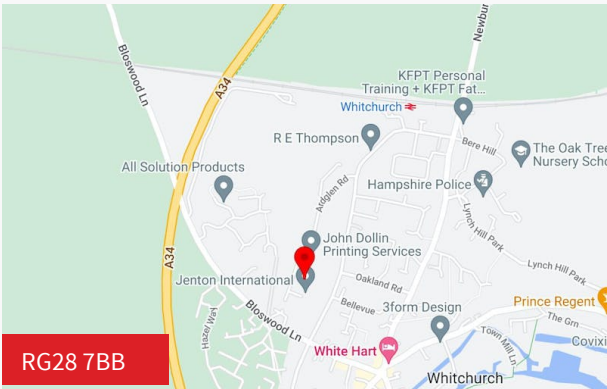
Name	sq ft	sq m	Rent	Availability
Unit - 2	876	81.38	£12,000 /annum	Available
Unit - 3	864	80.27	£12,000 /annum	Let
Total	1,740	161.65		

Terms

A new lease to be granted for a term to be agreed, subject to periodic rent reviews, and to be contracted outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954, part II (as amended). Each party to bear their own reasonable legal costs.

Floor Areas

- Unit 2:
- Warehouse: 609 sq ft
 - Mezzanine: 267 sq ft
 - Total: 876 sq ft
- Unit 3:
- Warehouse: 642 sq ft
 - Mezzanine: 222 sq ft
 - Total: 864 sq ft



Viewing & Further Information

Tom Clancy
01256 462222 | 07720 091337
tclancy@curchodandco.com

More properties @ curchodandco.com

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