



Unit 1 Abbas Business Centre

Main Road, Itchen Abbas, SO21 1BQ

Workshop / Business Unit

4,858 sq ft
(451.32 sq m)

- **Price & rent reduced**
- Range of workshop / showroom & storage space
- Useful mezzanine stores & offices
- Concertina loading door 5.8m (w) x 4.1m (h)
- Maximum 6m to ridge
- Security & fire alarm systems
- Private parking to front & rear of the property

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Summary

Available Size	4,858 sq ft
Rent	£29,000 per annum
Price	£475,000
Rateable Value	£29,250
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (51)

Description

The property comprises a mid-terrace business / industrial unit of steel frame construction with lower brick / block and upper clad elevations under a pitched roof incorporating translucent light panels. The property provides a range of ground floor workshop / showroom and storage space with ancillary male and female WCs plus tea point. First floor mezzanines provide additional office and storage accommodation. Amenities within Unit 1 include suspended ceilings incorporating fluorescent strip lighting, gas blower heater (unused), concertina loading door 5.8m (w) x 4.1m (h), a maximum 6m to ridge plus security and fire alarm systems. The unit presently has a single-phase power supply. There is septic tank drainage, plus mains water, gas and electricity. Externally, there is private parking to the front and rear of the premises.

Location

Unit 1 forms part of the Abbas Business Centre, which is located on the B3047 directly behind Itchen Abbas Village Hall. The site is well connected with Winchester City Centre approximately 4 miles to the west and the market town of Alresford approximately 3.5 miles to the east. The Business Centre benefits from strong transport links offering easy access to junction 9 of the M3 motorway, circa 4.6 miles to the west and the A31 circa 2.7 miles to the east. There is a regular bus service running from Winchester city centre to Alresford via Itchen Abbas with the bus stop near the entrance to the development. Neighbouring occupiers include Omnimed, Millgrove Construction, HILS and The Great Shutter Company.

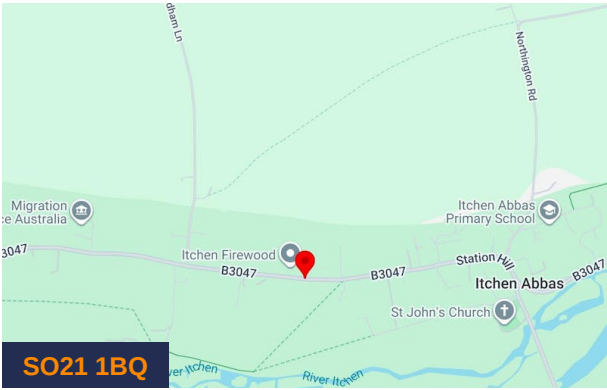
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Workshop, Showroom & Ancillaries	2,844	264.22	Available
1st - Mezzanine stores & offices	2,014	187.11	Available

Viewings

Strictly by appointment through the sole agent.



Viewing & Further Information



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