



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

**Batchmere Workshops, First Avenue,
Batchmere, Chichester PO20 7LQ
Detached Workshop Premises**



KEY FEATURES

293.76 sq. m. (3,162 sq. ft.)

Light Industrial unit

4 miles to A27

Rural Location (noise restrictions)

EPC - B

Call us on: 01329 220 111

Visit: www.hlp.co.uk

Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

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Description

The property comprises a single storey timber clad building beneath a pitched steel roof. The building is internally divided with concrete blockwork. The workshop benefits from various entrance doors on numerous elevations including a double entrance door in the middle of the unit (2.58m wide).

Accommodation

The property has been measured and has the following approximate gross internal area:

	sq. m.	sq. ft.
Unit	293.76	3,162

Planning

Current use class understood to be Use Class E(g). The planning permission has a number of conditions/restrictions related to trading hours, activity and sound. These include (non-exhaustive):-

1. Trading Hours - 08.00 and 18.00 Monday to Friday and 08.00 and 13.00 on Saturdays, no Sundays.
2. No materials, crates, packing materials or waste to be stacked or stored on the site except within the buildings or storage areas.

3. No process carried out, nor machinery/plant/ventilation equipment installed anywhere on the site (including inside the building) which is not such as could be carried on in a residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
4. No noise from operations conducted on the premises audible at the site boundary between the hours of 18.00 and 08.00 Mondays to Fridays, after 13.00 on Saturday and not at all on Sundays.
5. Noise levels arising from the development shall not cause the ambient background noise levels due to current activities (measured as a 15-minute L90) to be exceeded at the boundary of the development when measured.

Decision Notice available on request.

First Avenue is a private road with restricted vehicle access (No HGVs), due to no turning area. Any occupier will be required to become a member of First Avenue Batchmere Road Association (£200 per annum membership fee).

Terms

Available on a new full repairing and insuring lease for a term to be agreed.

Rent

£32,000 per annum exclusive.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Unit 1: Workshop and premises - £3,350
Unit 2: Store and premises - £9,500
Unit 3: Workshop and premises - £10,750
Unit 4: Store and premises - £9,500

Source:

www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

Rating: B-47

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

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Location

Batchmere is located some 4-5 miles to the south-west of the A27 and City of Chichester, and approximately 3 miles from the coastal village of East Wittering.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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