



Chartered Surveyors &
Commercial Property Consultants

THREE STOREY WAREHOUSE

TO LET

**52 EVINGAR ROAD, WHITCHURCH
HAMPSHIRE, RG28 7EU**

16,263 SQ FT



SUIT SELF STORAGE OPERATION

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated within the Town of Whitechurch. Whitechurch is approximately 13 miles South of Newbury, 12 miles North of Winchester, 8 miles East of Andover and 12 miles West of Basingstoke.

DESCRIPTION

A substantial detached building arranged over ground, first and second floors due to the sloping nature of the site.

The total site area is approximately 0.80 acres. The site is securely fenced and gated.

The building is constructed of brick around a steel frame.

In the main, the building includes 3 phase power, lights, WC and office areas and to the side a single storey building.

Overall each floor has an eaves height of 3m with concertina loading doors to ground and first floors and also to the single storey side building.

Ample on site parking is available. In addition there is also a secure yard space to the rear.

ACCOMMODATION

	Sq. M.	Sq. Ft.
GF Workspace	433.279	4,664
GF Office & Lobby	95.21	1,025
GF Side Unit	350.86	3,777
FF Workspace	468.92	5,047
FF Office	81.27	875
Sf Office	81.27	875
Total	1,510.83	16,263

RATING ASSESSMENT

Main Building

Rateable Value £46,750

Rates Payable £23,328.25 (2023/24)

Side Store

Rateable Value £23,750

Rates Payable £11,851.25 (2023/24)

ENERGY PERFORMANCE

CERTIFICATE

This property has an EPC rating of tba and a score of tba.

PROPOSAL

The property is available as a whole on a new lease the length of which is open to negotiation. The quoting rent for the whole is £90,000 per annum exclusive. VAT is applicable.

VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

June 2023

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