

Freehold Industrial Unit For Sale



UNIT 5 EVINGAR INDUSTRIAL ESTATE, ARDGLEN ROAD, WHITCHURCH, HANTS RG28 7BB

LOCATION

The property is situated on Ardglan Road within the Evingar Industrial Estate in Whitchurch.

Evingar Industrial estate is located approximately ¼ mile to the north east of Whitchurch town centre and in close proximity to Whitchurch railway station, which provides regular services to London Waterloo, Exeter, Yeovil and Salisbury.

The town benefits from good road communications, with the A34 in close proximity which links to the M4 northbound and the A303 and M3 southbound.

SITE AREA

The approximate Site Area, which has been scaled from the Ordnance Survey Plan is 0.217 hectares (0.536 acres).



DESCRIPTION

The property comprises a large detached industrial unit of steel portal frame construction with part brick and profile sheet cladding. The building is set back from Ardglan Road, with a good sized yard to the front of the unit, providing loading access with a large roller shutter loading door and parking provision for staff and visitors.

The property provides warehouse/workshop accommodation to the ground floor, with ancillary reception area, kitchen and WCs to the ground floor.

There are first floor offices, with a large mezzanine floor providing additional office accommodation, which is part open plan with individual partitioned offices and boardroom. This space could be adapted for storage purposes.



ACCOMMODATION

The property provides the following approximate Gross Internal Area:

ACCOMMODATION	Sq M	Sq Ft
Ground Floor	846.53	9,112
First Floor Offices	84.54	910
Mezzanine Floor Offices	278.43	2,997
Total	1,209.50	13,019

TENURE

The property is held freehold under title number HP326212.

USE CLASS

Use Class B1/B2/B8

BUSINESS RATES

The rateable value of the property is £66,000.

EPC RATING

EPC - TBC

TERMS

The property is offered with vacant possession.

Units 1, 2 & 4 are also available via separate negotiation.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

All prices are quoted exclusive of VAT.

GUIDE PRICE

£1,250,000

CONTACTS:

For further information or to arrange a viewing please contact the joint sole agents:

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