

# Freehold Industrial Units For Sale



UNITS 1, 2 & 4 EVINGAR INDUSTRIAL ESTATE, ARDGLEN ROAD, WHITCHURCH, HANTS RG28 7BB

On the instructions of the Joint Liquidators of John Dollin Printing Services Limited

GIA: 2,678 to 9,811 sq ft  
(248.79 to 911.46 sq m)

## LOCATION

The property is situated on the eastern side of Ardglan Road within the Evingar Industrial Estate in Whitchurch, which 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 Areas are:

Unit 1 - 0.093 hectares (0.23 acres)

Unit 2 – 0.069 hectares (0.171 acres)

Unit 4 – 0.074 hectares (0.182 acres)



## DESCRIPTION

Units 1, 2 and 4 comprise three out of four units within a terrace of industrial buildings situated within the Evingar Industrial Estate. There is loading access and parking to the front of the units.

**Unit 1** – An end of terrace unit, adjoining Unit 2, which is arranged internally to provide warehouse/workshop accommodation with a suspended ceiling with LED lighting and ancillary kitchen and WCs.

**Unit 2** – A mid-terraced unit with roller shutter loading bay providing ground floor warehouse/workshop accommodation with ancillary office and WCs. A steel mezzanine has been installed in the unit to provide further storage accommodation.

**Unit 4** – An end of terrace unit providing warehouse/workshop accommodation with two storey offices and ancillary kitchenette and WC.





## ACCOMMODATION

The units provide the following approximate Gross Internal Areas:

ACCOMMODATION	Sq M	Sq Ft
Unit 1	248.79	2,678
Unit 2 (Including Mezzanine)	389.54	4,193
Unit 4	273.13	2,940
<b>Total</b>	<b>911.46</b>	<b>9,811</b>

## TENURE

The properties are held freehold under individual titles.

## USE CLASS

Use Class B1/B2/B8

## BUSINESS RATES

The rateable value of the properties are Units 1-2 - £39,000; and Unit 4 - £22,250.

## EPC RATING

EPC - TBC

## TERMS

The units are offered with vacant possession, either for or on an individual basis.

Unit 5 is also available via separate negotiation.

## GUIDE PRICES

**Unit 1 - £350,000**

**Unit 2 - £380,000**

**Unit 4 - £375,000**

All prices are quoted exclusive of VAT.

Each party is to bear their own legal costs.

## CONTACTS:

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

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