



TO LET

Red Kite
Aldsworth Common Road, Westbourne, West Sussex. PO10 8QR



Key Features

- Former agricultural building
- To be refurbished and re-configured
- New roller shutter doors to be installed - approx 3.02 (w) x 3.34 (h)
- Three phase power
- Min eaves - 3.76m
Max eaves - 6.07m
- On site parking
- 10 minute drive from both the A3 and A27
- Good HGV access
- Available as one unit, or consideration may be given to splitting the unit to offer units of 1,884 q ft +
- Short term storage options may be considered in the interim





Location & Situation

Westbourne / Aldsworth is situated approximately 2 miles north of Emsworth, 7 miles West of Chichester and 10 miles East of Portsmouth.

Positioned at the northern end of Aldsworth Common Road, the property is within 10 minutes drive of both the A27 and A3 arterial roads leading to the M27 and M3 motorways.

Emsworth Station is 2 miles south, providing direct services to Portsmouth, Southampton, Brighton, Gatwick Airport and London.

What 3 Words location: [///evenly.goals.table](http://evenly.goals.table)





Description & Accommodation

The premises comprises of a steel portal frame warehouse, formally used for agricultural purposes. Elevations are currently a combination of concrete blockwork and cladding, sitting under a pitched sheet roof with translucent light panels. The unit currently has the benefit of a concrete floor, four loading doors, LED lighting, 3 Phase power and a significant tarmac service yard providing easy HGV access.

The unit is to undergo a programme of refurbishment, for which indicative external images can be seen online and in this brochure. These works will include, but not be limited to, new cladding, loading doors, lighting, WC and kitchen facilities alongside the creation of the service yard and installing of EV chargers. Further information is available upon application.

The photos shown currently show the property prior to the commencement of these works.

The accommodation has the following approximate floor areas (GIA):

Area	Sq ft	Sq m
Warehouse	9,578 sq ft	889.8 sq m
Yard (approx)	21,605 sq ft	2006.17 sq m





Rateable Value

To be assessed

EPC

An EPC will be instructed upon completion of the refurbishment works

Planning

We understand the premises have planning consent for mixed light industrial and storage uses (Class E (g)(iii) and B8 use)

Vehicle repair and motor trade uses are not permitted

Interested parties should make their own planning enquiries and satisfy themselves in this regard





PROPOSED BLOCK PLAN



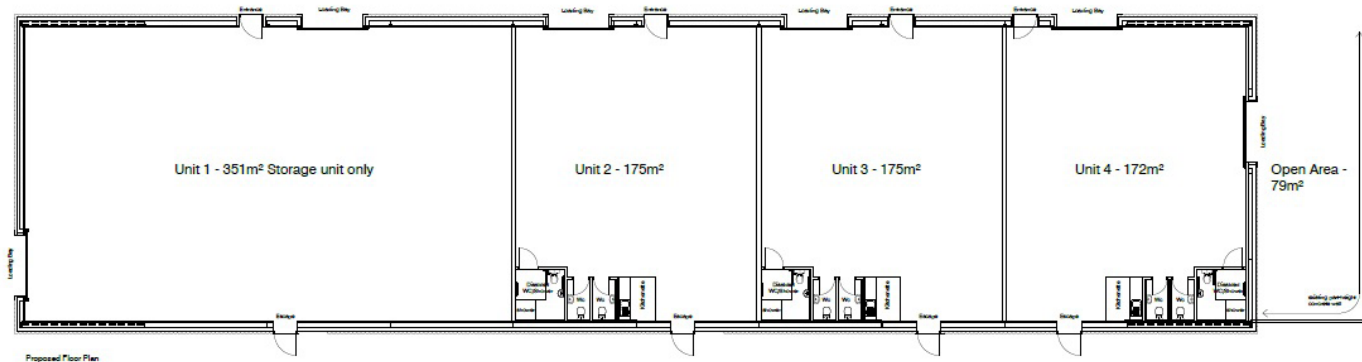
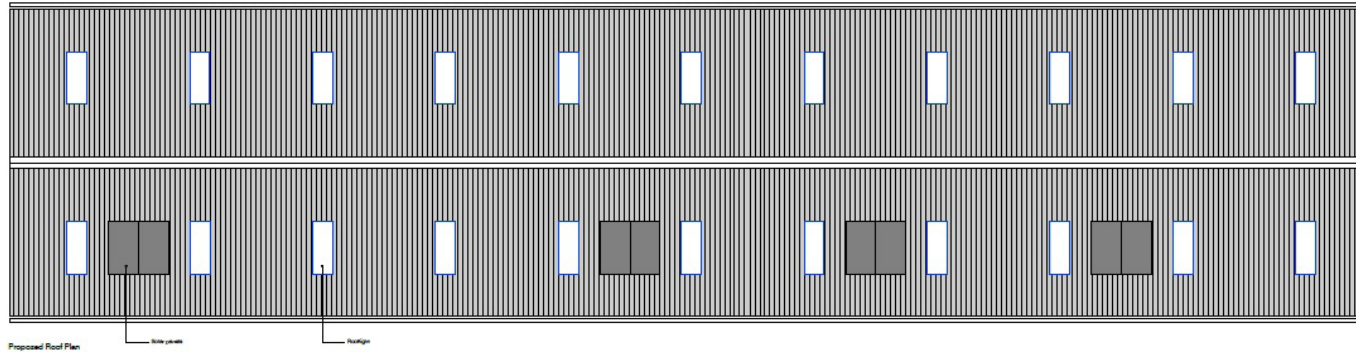


PROPOSED ELEVATIONS





PROPOSED FLOOR AND ROOF PLAN



Proposed Ground Floor and Roof Plan
1:100



NOTES
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01	Issue for Comment	01/08/20
02	Revised for Comment	08/08/20
03	Revised for Comment	27/08/20
04	Finalisation	01/09/20
FEASIBILITY		



CURTIS LEVINS TECHNICAL LTD
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Client
Aldsworth Pans Ltd
Project
The Piggery, Aldsworth
Change of Use

Issue
Proposed Ground Floor and Roof Plan

Date	Issue	By	Check	Drawn
July 2020	1:100	DL	DL	DL
Current	POB	DL	DL	DL



Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed.

Price available on application.

Consideration may be given to splitting the unit, the splits which can be seen on the plans shown online. Further information on these options and rents are available upon application.

Legal Fees

Each party to bear their own legal costs incurred

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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February 2024

