

THE FORGE, THE STREET, BINSTED,
ALTON, GU34 4PF



**INDUSTRIAL UNITS
TO LET / FOR SALE**

217 – 2,284 sq.ft. (20.2 – 212.21 sq.m)

KEY FEATURES

- Rural location
- Parking
- Gas supply
- Three phase electric
- Potential for redevelopment of existing use STTP



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LOCATION

The village of Binsted is located approx. 2 miles east of the town of Alton and the A31 dual carriageway which connects between Winchester and Guildford

The property is located on the eastern outskirts of the village, accessed directly off the main road, The Street.

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DESCRIPTION

The site comprises of 3 industrial/warehouse units with allocated parking. The units are constructed from mixture a brickwork and timber elevations under an asbestos cement roof.

Overall the units benefit from electric and water supply. Internally, power and air compression supplies have been installed around building. The units also benefit from strip lighting, WC and a kitchenette facility.

The site could have potential for redevelopment under the existing planning use class, subject to planning permission.

TENURE

The units are available by way of a new full repairing and insuring lease.

Alternatively, the freehold interest is available to purchase.

RENT

Unit 1: £7,500 pa

Unit 2: £2,000 pa

Unit 3: £1,750 pa

PRICE (FOR ALL THREE UNITS)

Offers in excess of £150,000.

SCHEDULE OF AREAS (APPROX. GIA)

Description	ft ²	m ²
Unit 1	1,675	155.61
Unit 2	391.8	36.4
Unit 3	217.4	20.2
Total approx. area	2,284.2	212.21

BUSINESS RATES

We advise an interested party to make their own investigations into the rateable value with the Valuation Office Agency.

EPC

Full certification available on request.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

PLANNING

We understand the current planning use is B1. Interested parties should make their own enquiries with East Hampshire or South Downs Planning Departments for alternative uses other than B1.

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SERVICES

We are informed that the property is connected to mains gas and electricity. Water is via a landlord's supply, the cost of which is recovered via the service charge. Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

LEGAL COSTS

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

FURTHER INFORMATION

For further information please contact the sole agents below.

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Subject to Contract
September 2019



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