

DETACHED MODERN TWO STOREY BUSINESS UNIT

FOR SALE FREEHOLD or TO LET

TOTAL FLOOR AREA 5,418 SQ FT [503.3 SQ M] GIA



STATION ROAD, STATION APPROACH, WHITCHURCH, HAMPSHIRE, RG28 7EX

- Of interest to investors, developers and owner occupiers.
- Rare opportunity to acquire freehold.
- Light industrial accommodation over ground and first floors.
- First floor offices amounting to 337 sq ft (31.3 sq m).
- Designed to be split into two buildings or four self-contained suites.
- Excellent natural light.
- Goods lift.



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Winchester

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37/39 Southgate Street
SO23 9EH
Tel: +44 (0)1962 607080

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**Commercial Property
Consultants**

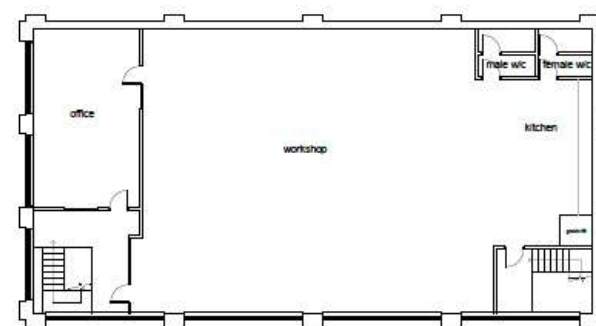
Chartered Surveyors

LOCATION	<p>The premises are located within close proximity to the Ardglen Industrial Estate comprising the most important employment area in Whitchurch. Nearby occupiers include Albright International, R S Birch, Jentan International, R E Thompson, and Dodge Chemicals.</p> <p>The premises are conveniently located adjacent to Whitchurch railway station which provides rail links to the main London Waterloo to Exeter line.</p> <p>Whitchurch is a small town with a population in the region of 5,000 with direct links to the junction of the A34 and A303 dual carriageways with Andover 8 miles to the west, Basingstoke 12 miles to the east, Newbury 12 miles to north and Winchester 12 miles to the south.</p>
DESCRIPTION	<p>The premises comprise a modern, two-storey detached business unit which is arranged as light industrial/assembly accommodation over ground and first floors together with first floor offices. The property was originally designed to be capable of division into two semi-detached units or four separate suites, with provision of ground floor entrance lobbies/stairwell lobbies at either end of the building.</p> <p>Amenities include male and female WC's on ground and first floors, first floor kitchen/staff break out area, goods lift, air-lines, 3 phase electricity supply, gas fired central heating, fluorescent strip lighting. There is a yard area to the west side of the building and provision for approximately 10 car spaces in front. Although not included in any letting or sale, previous occupiers have had the benefit of a separate licence since 1978 on a small area of land from Network Rail for use as car parking.</p> <p>Mains services include 3 phase electricity, gas, water and sewage.</p>
PERMITTED DEVELOPMENT POTENTIAL	<p>New Permitted Development Rights have recently been announced for change from light industrial B1(c) to residential as follows:</p> <ul style="list-style-type: none">• Up to a maximum floor space of 500 sq m• Prior approval will be required from the Local Planning Authority in order to assess transport impacts, contamination and flood risk, as well as the impact on the sustainability of providing industrial, storage or distribution services where the changes in an area regarded as important for these activities.• This new right will come into force on 1st October, 2017 <p>Any occupier or buyer should make their own enquiries in connection with this new planning policy.</p>
FREEHOLD PRICE	<p>Offers are invited in the region of £790,000 subject to contract for the freehold interest. We understand that the property has not been elected for VAT and therefore VAT will not be chargeable in addition to the purchase price.</p>
LEASE TERMS	<p>The property is offered by way of a new, Fully Repairing and Insuring lease for a minimum term of ten years from 24th June, 2016 at a commencing rent of £47,000 per annum exclusive.</p>
FLOOR AREA	<p>Total gross internal area 5,418 sq ft (503.3 sq m)</p>
LEGAL COSTS	<p>Each party to bear their own legal costs involved in any transaction.</p>



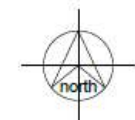
existing ground floor plan

scale A1 1:100, A3 1:200

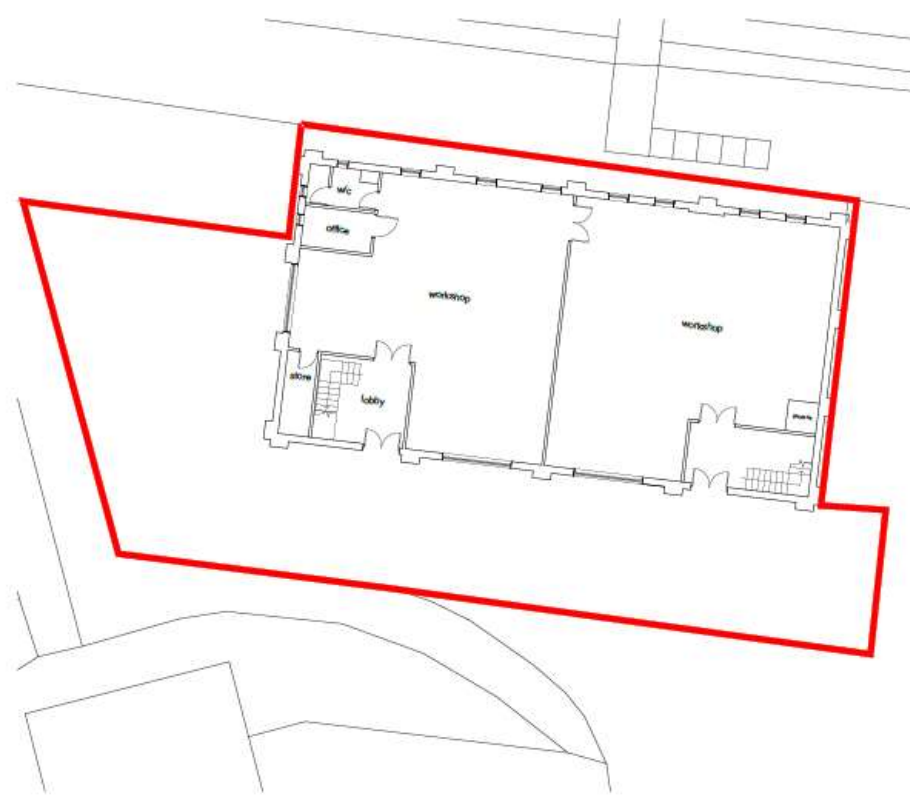


existing first floor plan

scale A1 1:100, A3 1:200



location plan scale A1 1:525, A3 1:1250



block plan scale A1 1:100, A3 1:200

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 all drawings are prepared subject to a full measured and structural survey of the buildings and site.
 all structural work is subject to the appointment of a structural engineer to confirm and agree the structural proposals.
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scale with 100mm @ a1 - 50mm @ a3

revision	name	date	drawn	checked

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project	Station Road, Station Approach Whitchurch, Hampshire RG28 7EX
drawn	Conveyance plan
drawn	arp
date	April 16
status	Information
A1 scale	as shown
A3 scale	8550 01