

# UNIT 1 & 4 ROPLEY BUSINESS PARK, THE DENE, **ALRESFORD**, HAMPSHIRE, SO24 0BG



## INDUSTRIAL PREMISES TO LET



**UNIT 1**  
7,278 sq.ft. (676.3 sq.m) GIA

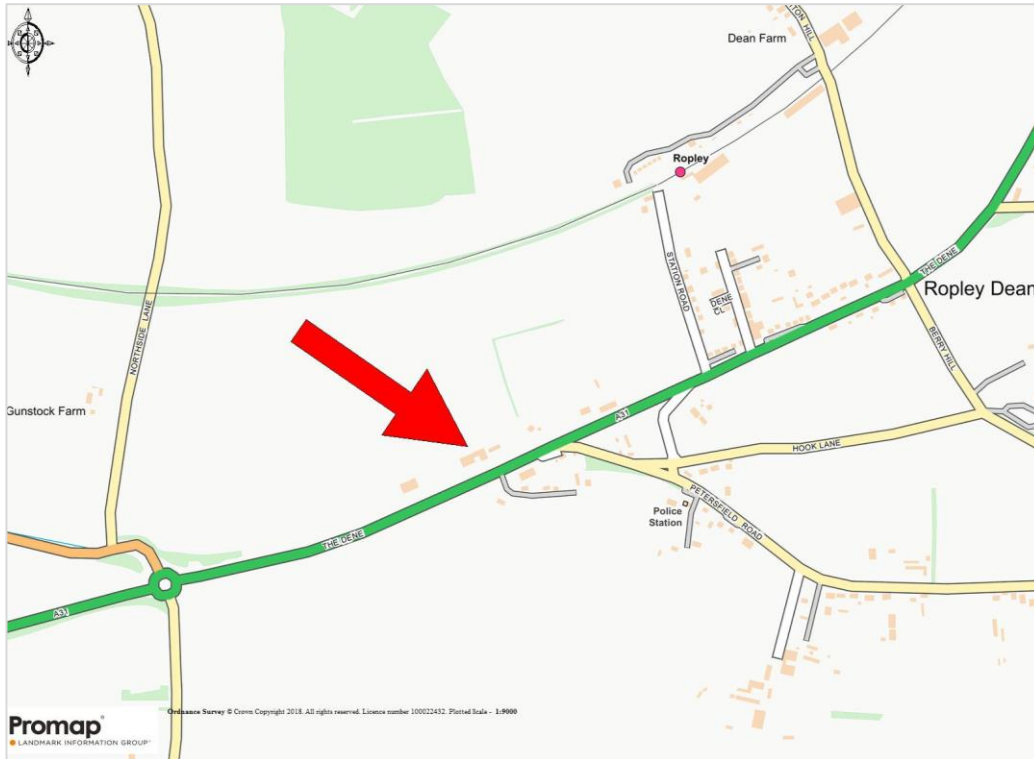
### KEY FEATURES

- Prominent location fronting A31
- Detached modern building with yard
- Gantry crane
- Offices and reception



**UNIT 4**  
8,031 sq.ft. (764.3 sq.m) GIA

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## LOCATION

Ropley Business Park is located on the A31 to the east of Winchester and on the outskirts of Alresford.

The buildings are easily accessed off the main road via a secure entrance gate.

## DESCRIPTION

Two detached light industrial buildings with first floor offices and ground floor receptions.

Unit 1 also benefits from an annexe building which offers ground floor offices and private access to the first floor mezzanine area.

Unit 4 is a new building with roller shutter doors at either end with first floor offices.

Both buildings benefit from a 2-tonne capacity gantry crane and sufficient external yard area for parking and external storage.

The entrance to the estate is secured by an entrance gate and there is palisade fencing around the sites perimeter.

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## SCHEDULE OF AREAS (APPROX. GROSS INTERNAL AREA)

| UNIT 1                        | Sq m (GIA)   | Sq ft (GIA) |
|-------------------------------|--------------|-------------|
| Main Building                 | 295          | 3175        |
| Ground Floor – Light Assembly | 122          | 1313        |
| First Floor – Main Office     | 122          | 1313        |
| Ground Floor – Office (Annex) | 88.7         | 954         |
| First Floor – Office (Annex)  | 48.6         | 523         |
| <b>Total</b>                  | <b>676.3</b> | <b>7278</b> |

| UNIT 4                           | Sq m (GIA)   | Sq ft (GIA) |
|----------------------------------|--------------|-------------|
| Main Building                    | 388.3        | 4179        |
| Ground Floor – Storage/Reception | 179          | 1926        |
| First Floor – Main Office        | 179          | 1926        |
| <b>Total</b>                     | <b>746.3</b> | <b>8031</b> |

## TERMS

Either building is available by way of either an underlease or assignment. Alternatively, a new lease is available and further details are available upon request.

## RENT

On application.

## SERVICE CHARGE

Full details on application.

## EPC RATING

Energy Performance Rating: TBC

Reference Number: TBC

## BUSINESS RATES

We are advised by the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable of these units is as follows: -

Unit 1: £36,750

Unit 4: £48,750

However, we would advise an interested party to confirm the accuracy of this information.

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## LEGAL COSTS

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

## SERVICES

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.

## VIEWING

Strictly by appointment through the sole agents below.

## CONTACT

**Philip Holmes**  
Vail Williams LLP

Tel: 07733 124438  
Email: [pholmes@vailwilliams.com](mailto:pholmes@vailwilliams.com)

**Alex Gauntlett**  
Vail Williams LLP

Tel: 07584 657826  
Email: [agauntlett@vailwilliams.com](mailto:agauntlett@vailwilliams.com)



**Subject to Contract**  
**August 2018**

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