

Unit B, Crest House, Middle Wallop, Stockbridge, SO20 8EG

Warehouse

23,958 sq ft

(2,225.77 sq m)

To Let



LOCATION

Middle Wallop is a village situated on the A343 Salisbury to Andover Road. Salisbury is approximately 10 miles to the south west, Andover and the A303 is 8 miles to the north east. The site is therefore well situated for a business servicing either location and also using the A303 as a trunk route.

SITUATION

The property is situated on the edge of the village of Middle Wallop, immediately adjoining the A343.

DESCRIPTION

The property comprises a modern warehouse building of steel frame construction with insulated profile steel cladding to walls and roof. The building is divided equally into two bays by a central partition, which incorporates a large electric shutter door. The building is served by 6 electrically operated roller shutter doors and has a minimum eaves height of 15' 11" (4.60 m). An amenity block provides male and female cloakrooms, disabled WC and changing area.

The building has been fitted out for food production use previously.

The site has excellent parking, turning and loading facilities.

ACCOMMODATION

Warehouse **23,958 sq ft** (2,225.77 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the maintenance and upkeep of the common areas of the site.

RENT

£132,500 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

To be assessed.*

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

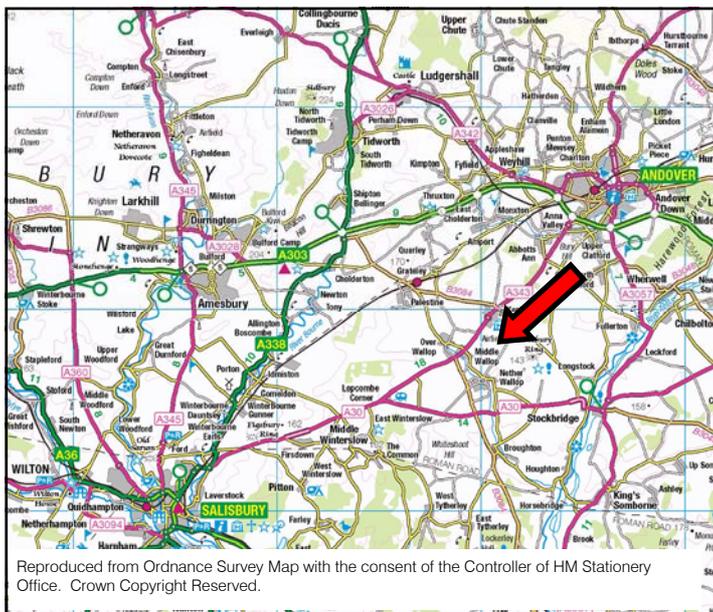
PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council Planning Department, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

VIEWING

Strictly by appointment only.

Ref: DS/JW/18892



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ENERGY PERFORMANCE



CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: www.lettingbusinesspremises.co.uk.

DISCLAIMER

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