

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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# DETACHED MODERN TWO STOREY BUSINESS UNIT

## FOR SALE FREEHOLD or TO LET

### TOTAL FLOOR AREA 4,738 SQ FT [440 SQ M] NIA



**Station Approach**

Station Road

Whitchurch

Hampshire

RG28 7EX

## LOCATION

The premises are located within close proximity to the Ardglan 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.

The premises are conveniently located adjacent to Whitchurch railway station which provides rail links to the main London Waterloo to Exeter line.

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.

## DESCRIPTION

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.

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.

Mains services include 3 phase electricity, gas, water and sewage.

## FEATURES

- 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.

## FREEHOLD PRICE

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.

## LEASE TERMS

The property is offered by way of a new, Fully Repairing and Insuring lease for a minimum term of ten years at a commencing rent of £47,000 per annum exclusive.

## FLOOR AREA

Total net internal area 4,738 sq ft (440 sq m)

## LEGAL COSTS

Each party to bear their own legal costs involved in any transaction.

## BUSINESS RATES

Rateable Value	£23,000
Uniform Business Rate (2016/17)	49.7p/£
Rates payable (approx.)	£11,431

*Interested parties are advised to contact Basingstoke & Deane Borough Council's Rating Department on 01256 844844 for confirmation.*

## ENERGY PERFORMANCE RATING

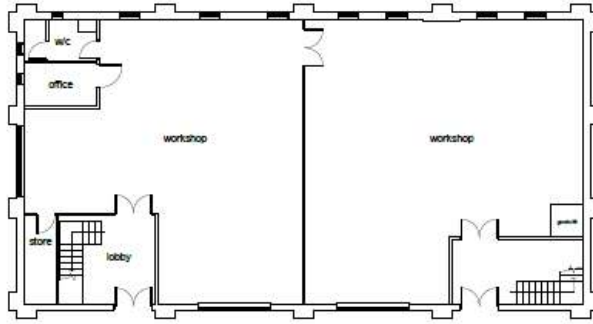
D83

## VIEWINGS

For further information or to arrange a viewing please contact the sole agents:-

**RUSSELL WARE  
LONDON CLANCY  
01256 462222  
[russellware@londonclancy.co.uk](mailto:russellware@londonclancy.co.uk)**

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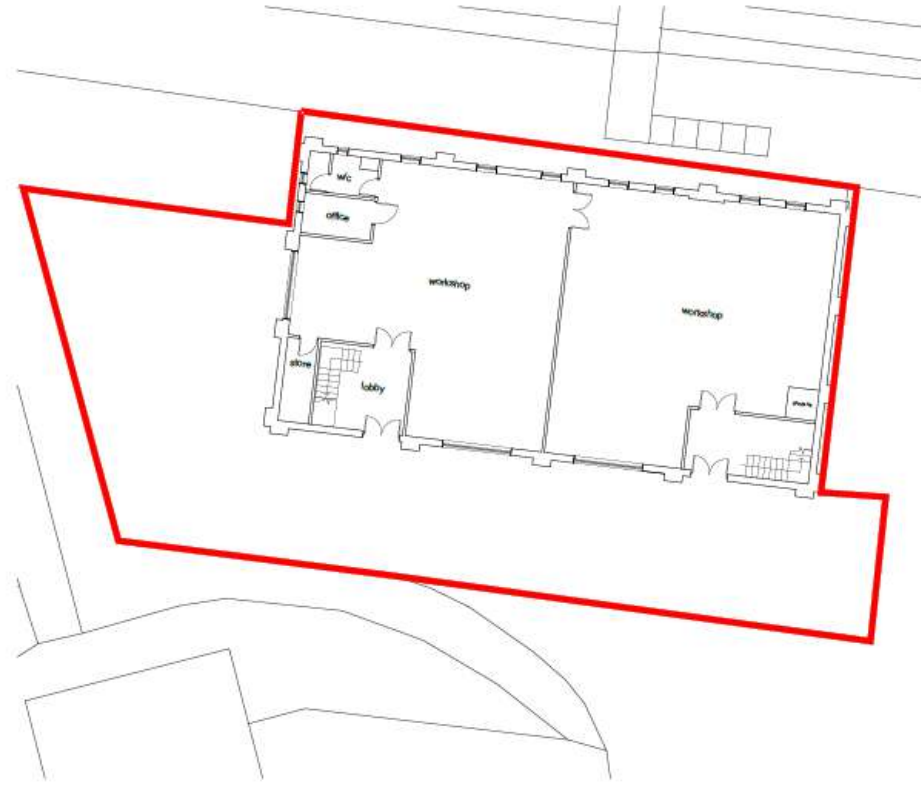
existing ground floor plan  
scale A1 1:100, A3 1:200



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 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	notes	date	drawn	checked

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project	Station Road, Station Approach Whitchurch, Hampshire RG28 7EX		
drawn	Conveyance plan		
drawn	arp	checked	
date	April 18	status	Information
at scale	as shown	ref	8560 01