

For Sale, To Let

Industrial/Logistics 2,267 sq ft GIA

Unit 7 Shelf House, New Farm Road, Alresford, Hampshire, SO24 9QE



Summary

- Industrial/Workshop Units with Offices
- Type: Industrial/Logistics
- Tenure: For Sale, To Let
- Size: 2,267 sq ft GIA
- Rent: £14,000 per annum
- Price: £171,000

Highlights

- 3 phase power
- Fitted offices
- Allocated parking
- Road prominent
- Roller shutter doors (circa 2.41m wide x 2.45m high)
- Gas fired central heating system for offices

Location

The property is located on the corner of Prospect Road and New Farm Road in Alresford. Prospect Road is an established industrial location within Alresford and is well known in the local area. The B3404 Alresford Road provides excellent links to Winchester city centre, the M3, and access to Southampton and the south coast. Winchester and Alton are located some 9 and 12 miles respectively and Alresford's town centre is a short drive providing numerous shops, restaurants and other local amenities.

Description

The property benefits from ground and first floor offices which contain Male and Female WC's, part uPVC double glazed windows, gas fired central heating system and fluorescent strip lighting. Adjoining the offices is a workshop area with brick and blockwork side elevations under a double pitched, profile metal clad sheet roof with circa 10% roof lights. The workshop area benefits from mezzanine floor for additional storage areas, concrete floors, fluorescent striplighting and roller shutter doors (circa 2.405m in width by 2.448m in height).

Amenities

Includes:

- WCs
- Ground & First Floor Offices
- Allocated parking

Accommodation

Unit	sq ft	sq m
Unit 7	2,267	210.60
Total	2,267	210.60

Legal Costs

Each party to be responsible for their own legal fees.

Terms

The property is available freehold or by way of a full repairing and insuring lease. Details available on application.

Energy Performance Rating

This property has been graded as 77(D).

Rent

£14,000 per annum

Price

£171,000

Business Rates

Rates Payable: £8,981.25 per annum

(based upon Rateable Value: £18,750 and UBR: 47.9p)

Service Charge

Available on Request



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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