



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

LIGHT INDUSTRIAL / WAREHOUSE UNIT

TO LET

NEW LEASE FROM LANDLORD



**UNIT 5
PROSPECT BUSINESS CENTRE
ALRESFORD
SO24 9UH**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quoted are net of VAT.

LOCATION: Situated on the edge of New Alresford, Prospect Business Centre is a small development of light industrial/warehouse units within an established industrial location, close to local shops and other facilities. The larger city centre of Winchester is to the south.

The A31 connects with the M3 motorway, which gives access to the south coast and the national motorway network.

DESCRIPTION: The property comprises a modern single storey light industrial unit suitable for workshops, storage and for various other purposes. The gross internal floor area extends to:

Ground Floor **98.50 SQ M (1,060 SQ FT)**

AMENITIES:

- * WC Facilities
- * Three Phase Power
- * Loading Door
- * Minimum Eaves 5M rising to 5.57M
- * On Site Parking

LEASE: The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

RENT: £13,250 per annum exclusive. The Rent is subject to VAT

RATES: Rateable Value £9,500 payable at 49.9p in the £ (2023/2024)
Small Business Rates should be available on these premises making them exempt for qualifying occupiers

EPC: D 87

VIEWING: **By appointment through Park Steele 01252 717979.**

RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.





INDUSTRIAL UNIT
32'8" x 32'6"
9.9m x 9.9m

GROUND FLOOR
1060 sq.ft. (98.5 sq.m.) approx.

TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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