

Myddelton&Major

TO LET



Workshop & Warehouse
Premises



Unit 2a, Delta Works, Salisbury Road,
Sipton Bellinger, SP9 7UN

Workshop & Warehouse Unit

2806 sq ft

(260.68 sq m)

Location

Shipton Bellinger is approximately 11 miles north of Salisbury and 6 miles west of Andover. The A303, situated 1 mile to the south, provides direct access between London, via the M3, and the West Country.

The property is situated on the southern edge of Shipton Bellinger and has direct access onto the A338.

Description

The property comprises a workshop and warehouse unit of steel frame construction with insulated profile steel cladding to walls and roof. It has clear workshop space and a minimum eaves height of 18' 1" and is served by a sliding shutter loading door with a small office/kitchen and WC with suspended LED lighting. A wash bay area has been formed on the end of the main building with drainage, water and power, which could either be used for vehicle cleaning or outside storage.

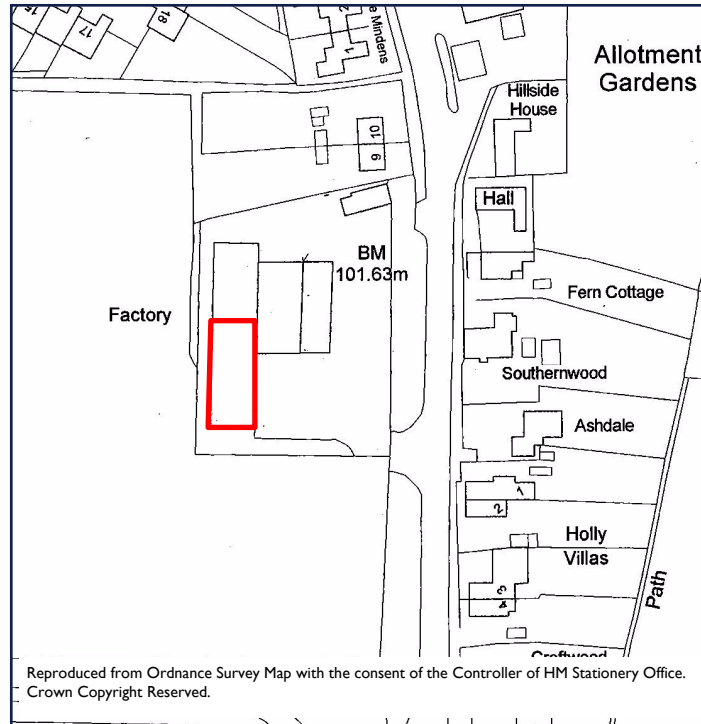
To the front of the unit there is a fenced forecourt providing parking, loading and turning.

Planning

The property has planning consent for office and light industrial within Class E(g) and storage and distribution within Class B8 under Application Ref: 23/02534. Hours of use 0730 to 1930 Mondays to Fridays and 0800 to 1300 on Saturdays for B8 (storage and distribution) uses. Further details to be confirmed. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

Accommodation

Unit 2a	2806 sq ft	(260.68 sq m)
Wash Bay	464 sq ft	(43.10 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 upkeep and maintenance of the common areas of the development.

Rent

£22,500 per annum exclusive.

Money Laundering Regulations

Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Code for Leasing Business Premises

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which 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 through the RICS web-site, www.rics.org.

VAT

VAT is payable on the rent.

Business Rates

Rateable Value: £15,000.*

Rates payable for year ending 31/03/26: £7,485.**

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

**This property may qualify for Small Business Rates Relief".

Services

Mains electricity (3 phase), 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.

Energy Performance

The property has an EPC rating of C61.

Viewing

Strictly by appointment only.

Ref: DS/JW/16777-2A

Disclaimer

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.