



Chartered Surveyors &
Commercial Property Consultants

LIGHT INDUSTRIAL / WAREHOUSE UNITS

TO LET

**UNITS 6, 7, & 8, SOUTHFIELD FARM
MICHELDEVER ROAD, WHITCHURCH
HAMPSHIRE, RG28 7JL**

1,356 - 6,397 SQ FT (125.97 - 594.3 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The units are situated on Southfield Farm, Micheldever. From the centre of Whitchurch take Micheldever Road signposted Testbourne Community School. Proceed for approx 1 mile and the property can be found on the left hand side. The available units are to the rear of the site.

DESCRIPTION

The property comprises a steel portal framed building with a mix of concrete and profile clad walls and pitched profile clad roof.

The property benefits from the following amenities:-

- * 3 Phase power
- * Roller Shutter doors
- * Min 4.7m eaves
- * Parking
- * Lorry Access
- * Class E planning

ACCOMMODATION

	Sq. M.	Sq. Ft.
Unit 6	218.97	2,357
Unit 7	125.98	1,356
Unit 8	249.35	2,684
Total	594.3	6,397

RATING ASSESSMENT

Rateable Value £tba

Rates Payable £tba

SERVICE CHARGE

A service charge may be levied for the communal parts.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of tba and a score of tba.

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PROPOSAL

The property is available on a new agreement, the length of which is open to negotiation. The property is available as a whole or up to 3 units. The quoting rents are as follows:-

Unit 6 £18,750 per annum exclusive

Unit 7 £13,500 per annum exclusive

Unit 8 £21,500 per annum exclusive

Whole £40,000 per annum exclusive

VAT is applicable

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Shane Prater / Tom Price / Tash Chamberlain

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