

TO LET

INDUSTRIAL UNIT
2,555 SQ FT (237.3 SQ M)



HAMPSHIRE COMMERCIAL

goadsby

UNIT 3, SHELF HOUSE

NEW FARM ROAD, ALRESFORD, HAMPSHIRE SO24 9QE

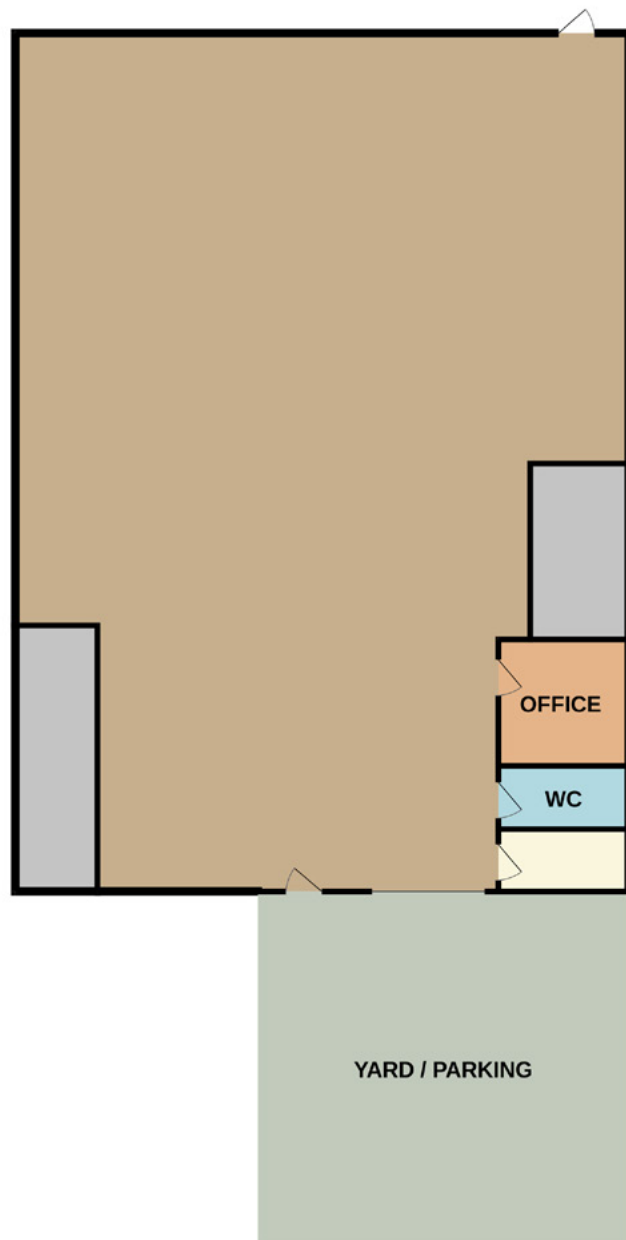
SUMMARY >

- B2 USE CLASS
- AVAILABLE TO LET ON A NEW FRI LEASE
- LOADING BAY/PARKING AREA AT THE FRONT
- THREE PHASE ELECTRICITY
- MINIMUM EAVES HEIGHT = 2.72M
- 629 SQ FT/58.41 SQ M YARD SPACE
- ALLOCATED PARKING

RENT: £20,440 PER ANNUM, EXCLUSIVE PLUS VAT

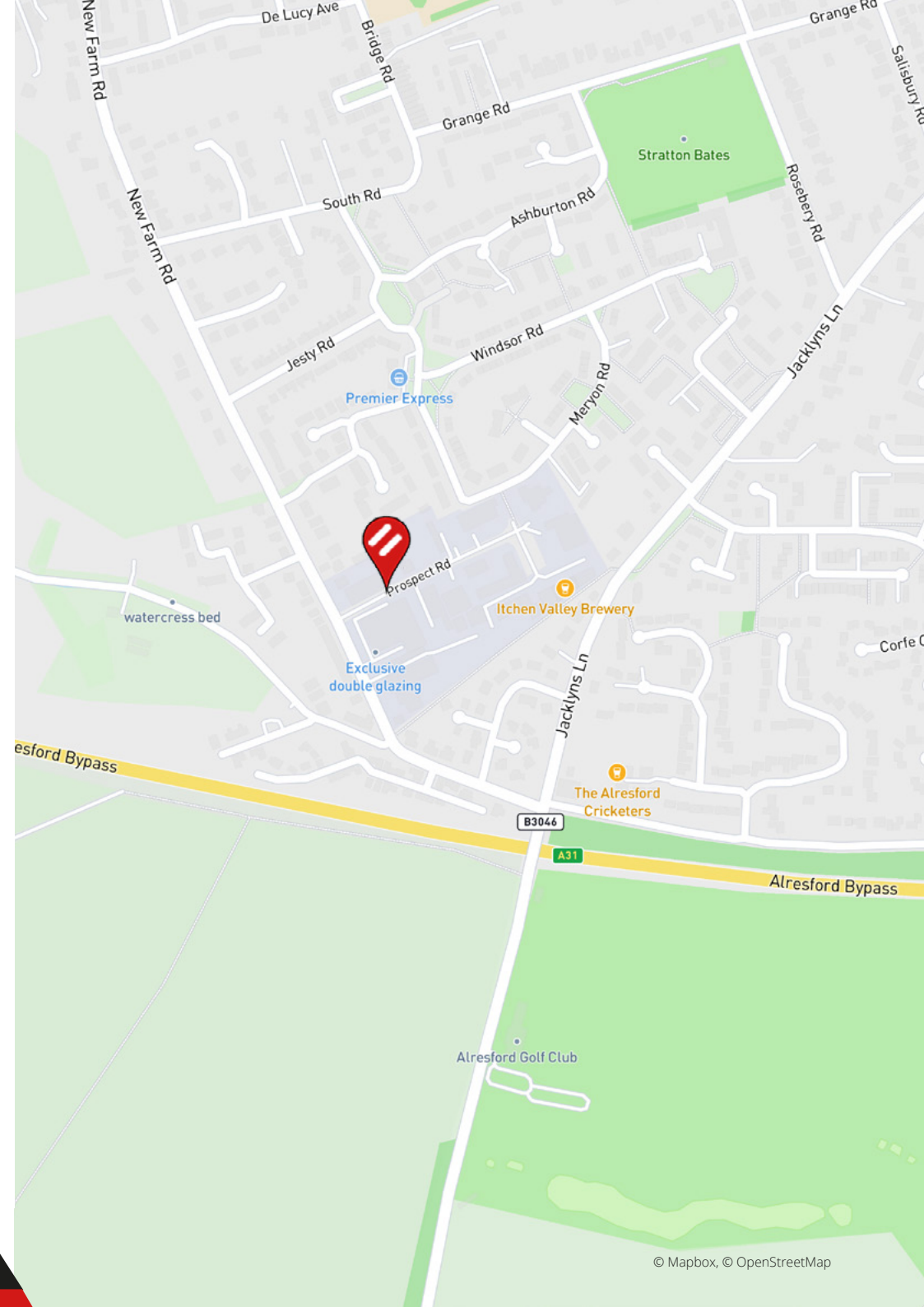


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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© Mapbox, © OpenStreetMap

Location

- Located on Shelf House Industrial Estate which is a popular commercial estate in the centre of Alresford
- A31 within 2 miles and then linking to the M3 at Winchester
- Winchester is 8 miles to the west, Basingstoke 13 miles and Southampton Airport 19 miles away

Description

- Unit 3 Shelf House is an industrial unit with a GIA of approx. 2,555 sq ft
- It has a pitched roof with a minimum eaves height of 2.72m
- Within the premises is a small office and WC
- Features on this unit include a concrete floor, strip lighting, a gas fired blower heater and a roller shutter (width 2.38m, height 2.43m)
- Use class B2
- 629 sq ft/58.41 sq m yard space

Accommodation

Total Gross Internal Area approx. 2,555 sq ft (237.3 sq m)

Lease

New full repairing and insuring lease.

Rent

£20,440 per annum, exclusive plus VAT.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Rateable Value

£19,500 (from 1st April 2026)
Rates payable at 43.2p in the £ (year commencing 1st April 2026).

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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