

**TO LET**

**INDUSTRIAL UNIT & OFFICE**

**4,858 SQ FT // 451 SQ M**



HAMPSHIRE COMMERCIAL

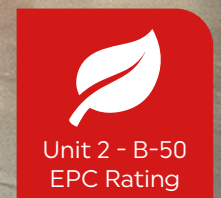
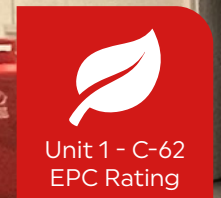


**UNITS 1 & 2 THE NYTHE INDUSTRIAL ESTATE**  
BIGHTON ROAD, ALRESFORD, HAMPSHIRE SO24 9DZ

## SUMMARY >

- INDUSTRIAL UNIT WITH A SEPARATE OFFICE SPACE
- AVAILABLE TO LET ON A NEW FRI LEASE
- 2,691 SQFT TOTAL YARD SPACE
- ALLOCATED PARKING
- THREE-PHASE ELECTRICITY
- LED LIGHTING

RENT: £45,000 + VAT PER ANNUM EXCL.



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## Location

- The Nythe Industrial Estate is situated in a rural location, just 1 mile north of Alresford
- The A31 is within 2 miles, which links to J9 & 10 of the M3 at Winchester
- To the east of the site, the market town of Alton is located 10 miles away along the A31 leading on towards Farnham and Guildford

## Description

- This site forms a recently-renovated industrial unit along with a separate building providing offices
- Dedicated parking is available with the unit, alongside a yard
- Unit 1 offices are a wood-clad single-storey building with a pitched roof, comprising two modern office suites staff room/kitchenette and 2 x WCs
- Unit 2 is a very well-presented industrial unit of brick and part steel profile clad elevations, under a double-pitch roof
- Loading door – 5.79mw x 4.61mh
- Eaves – max = 4.05m, min = 3.16m

## Accommodation

Unit 1:	97 sq m	1,044 sq ft
Unit 2:		
Industrial Unit	337 sq m	3,629 sq ft
<b>Total:</b>	<b>451 sq m</b>	<b>4,858 sq ft</b>

## Rent

**£45,000 + VAT per annum**, exclusive.

## Lease

New effective full repairing and insuring lease, with terms to be agreed

## Rateable Value

£25,500 (from 1<sup>st</sup> April 2026)

Rates payable at 43.2p in the £ (year commencing 1<sup>st</sup> April 2026).

## Legal Costs

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

## 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.

## Viewing

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



### Allan Pickering

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### Thomas Siddall

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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 request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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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