



LIGHT INDUSTRIAL STARTER UNITS

## Dolphin Park

Evingar Trading Estate, Ardglen Road, Whitchurch, RG28 7BB

Two self-contained light industrial units, available to let as one, or individually.

864 to 1,740 sq ft  
(80.27 to 161.65 sq m)

- Easily accessible via A34 & B3400.
- 5.2 metre minimum eaves.
- Loading doors to each unit.
- Mezzanine storage.
- 3 phase power.

## Summary

Available Size	864 to 1,740 sq ft
Rent	£12,000 - £24,000 per annum
Business Rates	Upon enquiry.
Service Charge	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The property comprises a courtyard style scheme of four industrial/workshop units within two steel portal framed buildings. To the north of the units there is a car parking/loading area and palisade fenced storage compound.

## Location

The property is prominently located on Ardglen Road within the Evingar Trading Estate, which is the main industrial/commercial area in Whitchurch. Whitchurch is a small Hampshire town, with a population of approximately 7,000. The town centre is approximately a quarter of a mile south of the subject property where there are a range of independent and national shops such as The Co-operative and Tesco. Basingstoke and Newbury are both approximately 13 miles distant, with Winchester approximately 14 miles and Andover 8 miles. The M3 is within easy reach at 12 miles allowing access to Central London and the south coast.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
Unit - 2	876	81.38	£12,000 /annum	Available
Unit - 3	864	80.27	£12,000 /annum	Available
<b>Total</b>	<b>1,740</b>	<b>161.65</b>		

## Terms

A new lease to be granted for a term to be agreed, subject to periodic rent reviews, and to be contracted outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954, part II (as amended). Each party to bear their own reasonable legal costs.

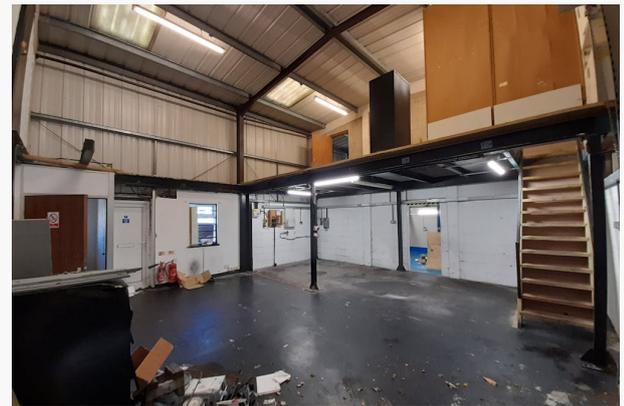
## Floor Areas

Unit 2:

- Warehouse: 609 sq ft
- Mezzanine: 267 sq ft
- Total: 876 sq ft

Unit 3:

- Warehouse: 642 sq ft
- Mezzanine: 222 sq ft
- Total: 864 sq ft



## Viewing & Further Information

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