



**FOR SALE**  
**BUSINESS UNIT**  
6,870 SQ FT  
(638.19 SQ M)  
Vail Williams  
023 9220 3200

16a

**PRICE REDUCED**

# 16A WESTFIELD INDUSTRIAL ESTATE, HORNDEAN, PO8 9JX

TRADE COUNTER / SHOWROOM / INDUSTRIAL / WAREHOUSE FOR SALE  
6,870 SQ FT (638.24 SQ M)



# Summary

## SELF CONTAINED, DETACHED BUSINESS UNIT - FOR SALE

Available Size	6,870 sq ft
Price	Offers from £775,000
Business Rates	N/A
EPC Rating	C (52)

- Full first floor with offices and kitchenette
- Parking for minimum of 12 cars
- Electric loading door w 4.285m x h 6.001m
- 3 phase electric supply
- Fitted offices to first floor
- Kitchen facilities
- Heating and air conditioning

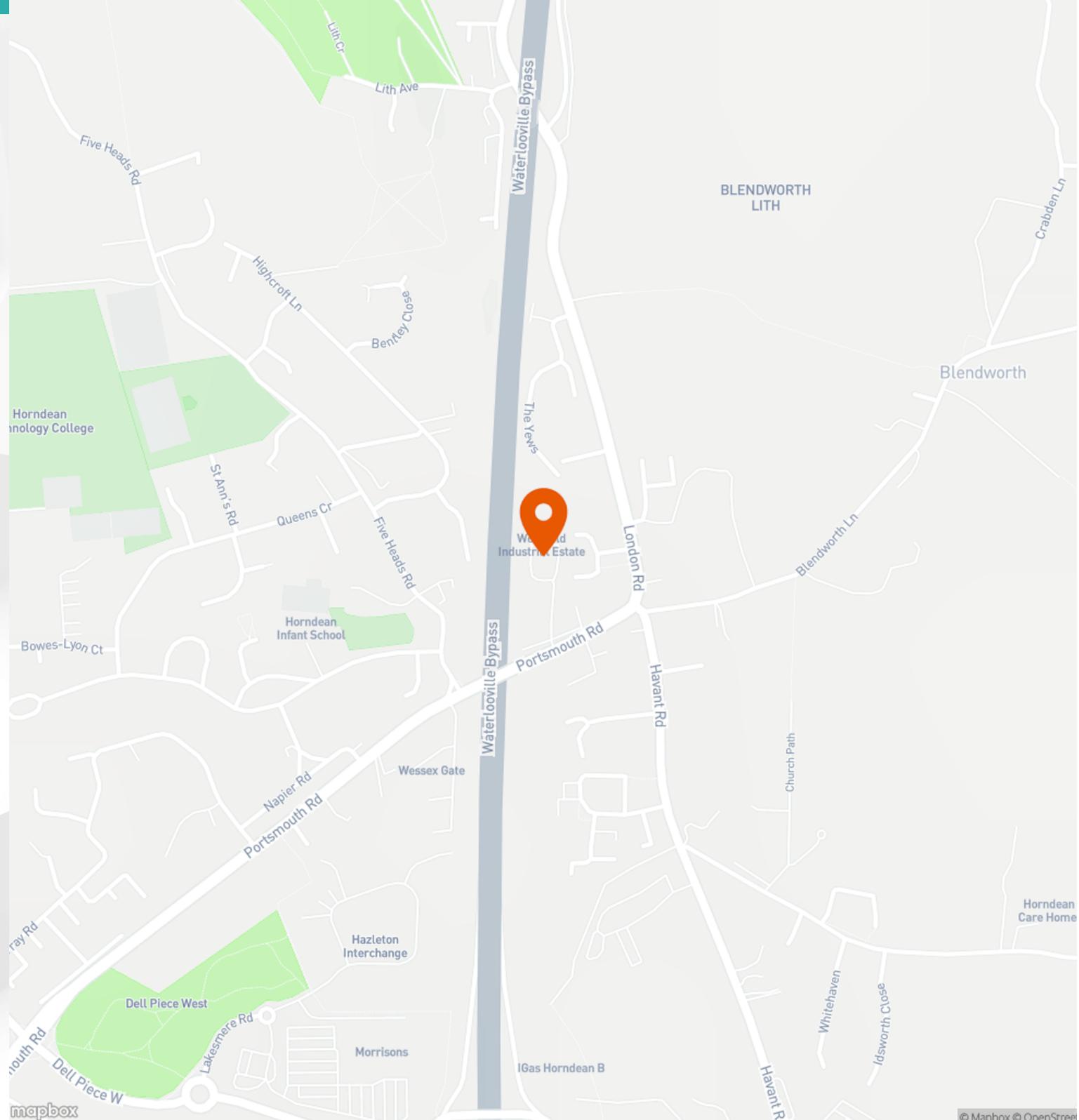


# Location



**16a Westfield Industrial Estate, Portsmouth Road, Horndean, PO8 9JX**

Horndean is located on the southern fringe of the South Downs National Park, approximately 8 miles south of Petersfield and 8 miles north of Portsmouth, with good access to the A3. The nearest railway station is 3 miles to the south east at Rowlands Castle, whilst mainline stations with direct trains to London Waterloo are available at both Petersfield and Havant.



Fire exit



BT Campus&Co. Guest  
Password DCT2021#



# Further Details

## Description

The property consists of a detached business unit of steel portal frame construction surmounted by a pitched profile metal clad roof with facing brick elevations to mid height and profile steel cladding continuing to the eaves. The front elevation features a centrally positioned roller shutter door, 6.00 metres high, with an adjacent section of aluminium framed curtain walling providing personnel access into the building.

The ground floor accommodation is mainly open plan with a suspended ceiling installed benefiting from LED lighting, WC's, and heating & cooling cassettes.

The first floor is of concrete construction offering a heavy load capacity, currently used as office and storage accommodation. It has partitioning in part to create individual office suites, meeting/boardroom, WC's and kitchen. The flooring is a mix of laminate and carpet flooring, with a suspended ceiling and LED lighting.

Externally, there is a forecourt surfaced in block paving providing a generous loading area along with parking for a minimum of 12 vehicles.

## Viewings

Strictly by appointment through the sole agent.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,456	321.07
1st	3,413	317.08
<b>Total</b>	<b>6,869</b>	<b>638.15</b>

## Terms

The freehold is available to purchase with an asking price of £775,000, exclusive of 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.

## Legal Costs

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

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





## Enquiries & Viewings



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**Vail  
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