



ROADSIDE LOCATION

VERTEX HOUSE, 113 LONDON ROAD, HORNDEAN, PO8 0BJ

INDUSTRIAL/LOGISTICS / OFFICE / INDUSTRIAL / WAREHOUSE TO LET / FOR SALE

4,765 SQ FT (442.68 SQ M)



**Vail
Williams**

Summary

BUSINESS UNIT SUITABLE FOR LIGHT INDUSTRIAL, STORAGE AND OFFICES

Available Size	4,765 sq ft
Rent	£60,000 per annum
Price	£975,000
Business Rates	N/A
EPC Rating	E (106)

- New build
- Ground floor open plan warehouse space with disabled WC.
- First floor open plan space with kitchen and WCs
- Excellent road connections
- Roadside location
- LED lighting
- 2 x loading doors



Location

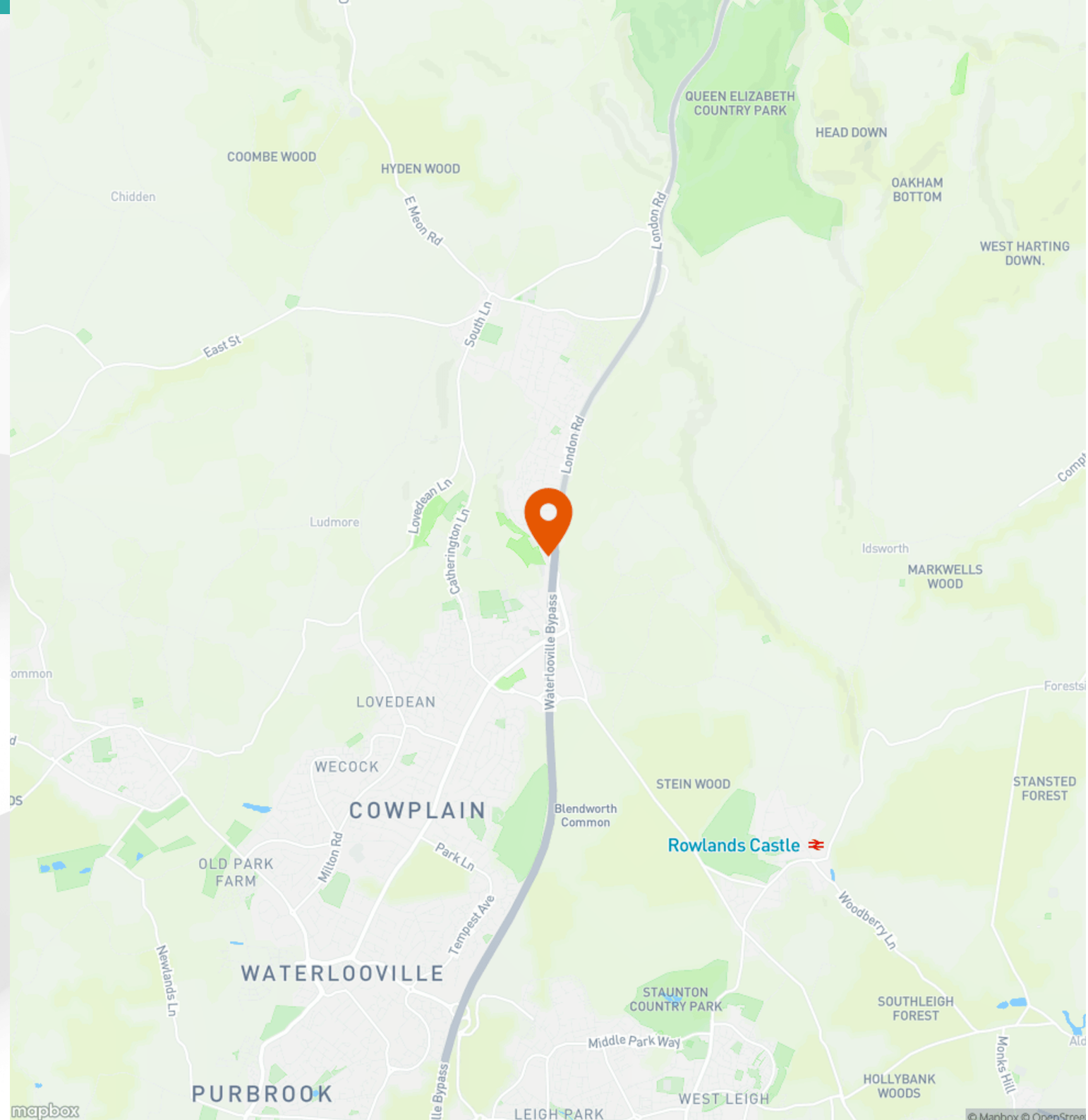


Vertex House, 113 London Road, Horndean, PO8 0BJ

Vertex is situated on an established industrial and office location, with Highcroft Industrial Estate located next door. Companies in the vicinity include ADA Vans & Trucks, Premier Seal, Walton Accountancy and Phil Taylor Towbars & Artifex.

Horndean is located on the southern fringe of South Downs National Park, approximately eight miles south of Petersfield, eight miles north of Portsmouth, connected and bisected by the A3(M). The village has benefited from good access to the A3(M) which has led to local development.

The nearest railway station is 3.5 miles to the south east at Rowlands Castle, whilst mainline stations with direct trains to London Waterloo are available at Petersfield (1 hour 10 minutes) and Havant, five miles to the south (1 hour 24 minutes).





Further Details

Description

Vertex a newly constructed two story Business premises, featuring ground floor workshop and stores with loading doors, together with a Entrance lobby with stairs to the first floor open plan offices. Both floors have WCs and areas for a kitchen.

The first floor is light and airy with vaulted ceiling with LED lights. The Ground floor has a painted concrete floor with a floor to ceiling height of approximately 3.1m.

There is forecourt and side parking with street parking nearby.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,386	221.67
1st	2,379	221.02
Total	4,765	442.69

Property Measurement Standard

All floor areas are approximate and measured to Gross Internal Area in accordance with the RICS Property Measurement (2nd edition) incorporating RICS Code of Measuring Practice (6th edition).

Terms

We have been instructed to sell the freehold interest. The property is also available to rent on lease terms to be agreed.

Legal Costs

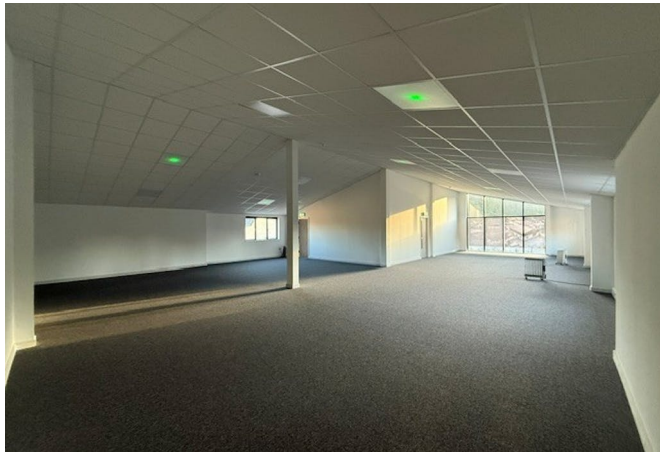
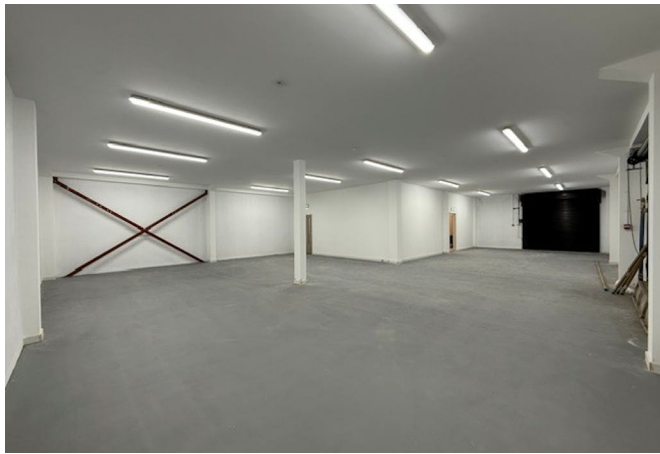
Both parties are to bear their own legal costs incurred in this transaction.

VAT

The property is not elected for VAT.

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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