

FULLY REFURBISHED IN 2025



## Units 1, 2 & 4 Evingar Industrial Estate

Ardglen Road, Whitchurch, RG28 7BB

### Fully Refurbished Industrial / Warehouse Units

**2,678 to 6,871 sq ft**  
(248.79 to 638.34 sq m)

- To Let or For Sale Freehold
- 3 phase power
- 5.3 m eaves height
- New electrically operated loading doors
- New LED lighting
- Good onsite parking
- Potential to secure the yard
- EPC's (B Rating)

# Units 1, 2 & 4 Evingar Industrial Estate, Ardglen Road, Whitchurch, RG28 7BB

## Summary

|                |                              |
|----------------|------------------------------|
| Available Size | 2,678 to 6,871 sq ft         |
| Business Rates | Upon enquiry                 |
| Service Charge | £300 per annum approximately |
| VAT            | Applicable                   |
| EPC Rating     | B                            |

## Description

The premises comprise 3 out of 4 units in a terrace of industrial / warehouse units, constructed of profile steel cladding with blockwork lower elevations which have been fully refurbished, to include a new roof and cladding, internal decoration and the installation of a full height loading door in Unit 1. The units offer excellent quality accommodation with 5.3m eaves height, three phase power supply, Wc facilities, LED lighting and allocated car parking in the tarmacadam surfaced shared loading yard. The units can be leased in combination or individually.

## Location

The property is prominently located on Ardglen Road within the Evingar Industrial 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 a 1/4 mile south of the subject property where there are a range of shops occupied predominantly by local independent businesses, alongside national companies such as the Co-Coperative and Tesco convenience stores. Basingstoke and Newbury are both approximately 13 miles distant, with Winchester approximately 14 miles and Andover 8 miles, via the A34/A303. The M3 motorway is within easy reach, at 12 miles allowing access to central London, the M25 and the South Coast.

## Accommodation

The accommodation comprises the following areas:

| Name                     | sq ft | sq m   | Rent           | Price    |
|--------------------------|-------|--------|----------------|----------|
| Unit - 1 - Ground Floor  | 2,678 | 248.79 | £27,500 /annum | £440,000 |
| Unit - 2 Ground Floor    | 2,659 | 247.03 | £32,500 /annum | £450,000 |
| Unit - 2 Mezzanine Floor | 1,534 | 142.51 | -              | -        |
| Unit - 4 Ground Floor    | 2,685 | 249.44 | £30,000 /annum | £455,000 |
| Unit - 4 1st Floor       | 255   | 23.69  | -              | -        |

## EPC

Unit 1 - B 41, Unit 2 - B 50, Unit 4 - B 45

## Terms

The premises are offered on a leasehold or freehold with vacant possession.



## Viewing & Further Information



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