

BLENDWORTH DEPOT, BLENDWORTH LANE, HORNDEAN, WATERLOOVILLE PO8 0AA



INDUSTRIAL WORKSHOP PLUS SECURE YARD TO LET



KEY FEATURES

- Direct motorway access (A3M)
- Self-contained
- Loading bays
- Secure yard

2,105 sq.ft (195.55 sq.m) Gross Internal Area

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LOCATION

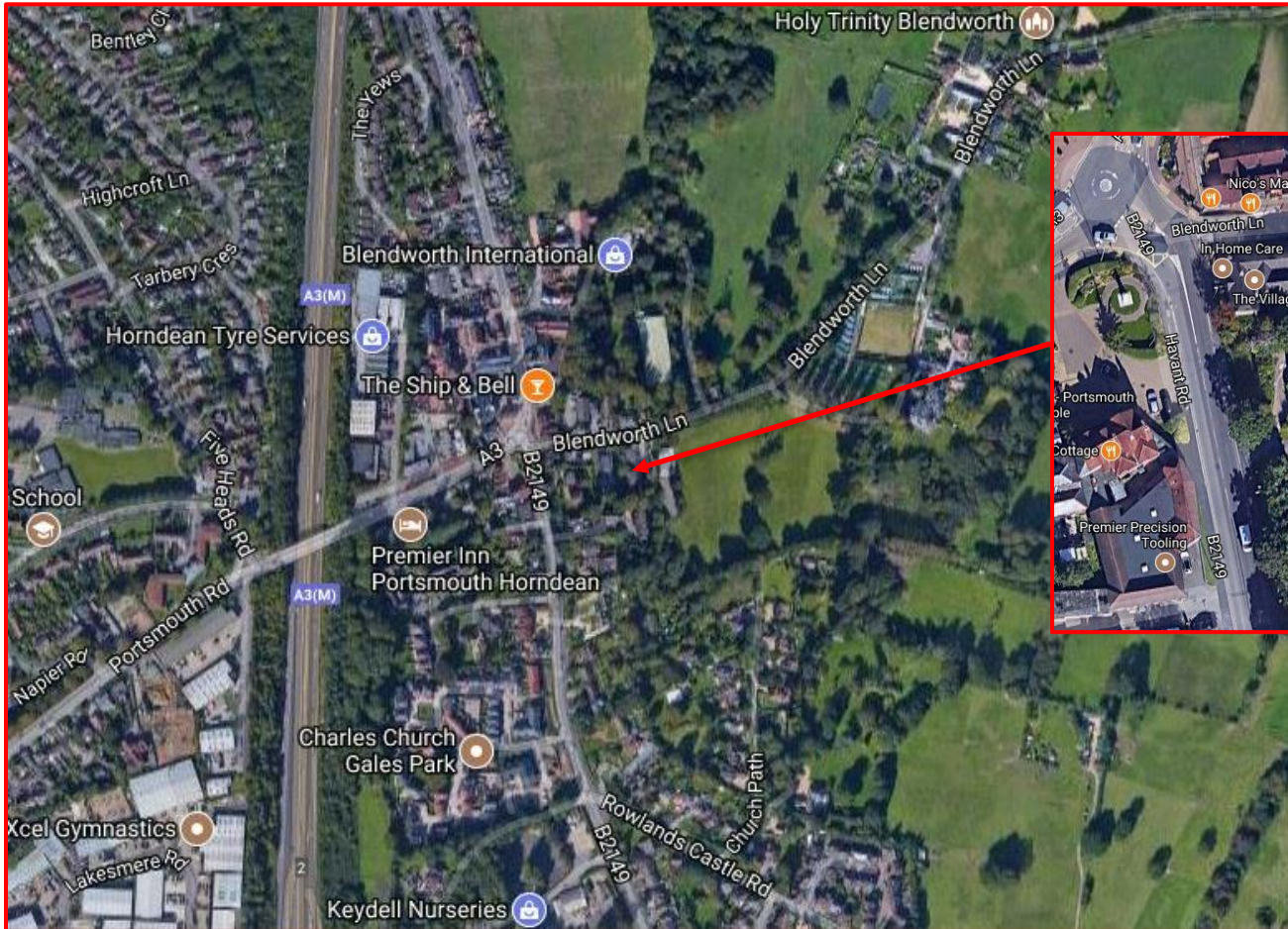
Blendworth Lane is situated approximately 2.5 miles from central Waterloo, Horndean and is approximately 8 miles north of Portsmouth and within the East Hampshire District.

The immediate area is predominantly residential with Horndean Fire Station and Community Hall (Horndean Methodist Church) adjacent to the property.

Amenities nearby include Spar Convenience Store, the Ship & Bell and a Premier Inn Hotel.



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DESCRIPTION

The industrial premises occupy a site of approximately 0.315 acres and is currently divided into two sections fronting Blendworth Lane public car park.

The property is accessed via the south side elevation and has five individual up and over loading doors, two WCs, three phase power and gas services.

TENURE

Leasehold.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed.

RENT

£15,500 per annum exclusive of business rates, estate service charge and VAT.

SCHEDULE OF AREAS (APPROX. GIA)

| Description | ft ² | m ² |
|------------------------|-----------------|----------------|
| Ground Floor Warehouse | 2,105 | 195.55 |

EPC

Rating F(128)

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of £11,750. However, we would advise an interested party to confirm the accuracy of this information.

LEGAL COSTS

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

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

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SUBJECT TO CONTRACT
November 2018

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