



TO LET

Warehouse Unit
23,958 sq ft (2,225.77 sq m)

- Rural Location
- Direct Access to A343
- Andover/A303 8 Miles
- Modern Detached Building
- Clear Span
- Minimum Eaves Height 4.6 m
- Concrete Surfaced Loading/Parking Area

Middle Wallop, Stockbridge

Unit B, Crest House, Middle Wallop, Stockbridge, SO20 8EG



LOCATION

Middle Wallop is a village situated on the A343 Salisbury to Andover Road. Salisbury is approximately 10 miles to the south west, Andover and the A303 is 8 miles to the north east. The site is therefore well situated for a business servicing either location and also using the A303 as a trunk route.

The property is situated on the edge of the village of Middle Wallop, immediately adjoining the A343.

DESCRIPTION

Crest House comprises a development of warehouse units arranged as three separate buildings. The units are of steel frame construction with insulated profile steel cladding to walls and roof.

Unit B is serviced by 6 electrically operated roller shutter doors and has a minimum eaves height of 15' 11" (4.6 m). An amenity block provides male and female cloakrooms.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council Planning Department, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

ACCOMMODATION

Ground Floor **23,958 sq ft** (2,225.77 sq m)

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

LEASE TERMS

A new full repairing and insuring leases for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

RENT

£155,000 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

To be assessed.*

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity (3 phase), water and private drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

ENERGY PERFORMANCE

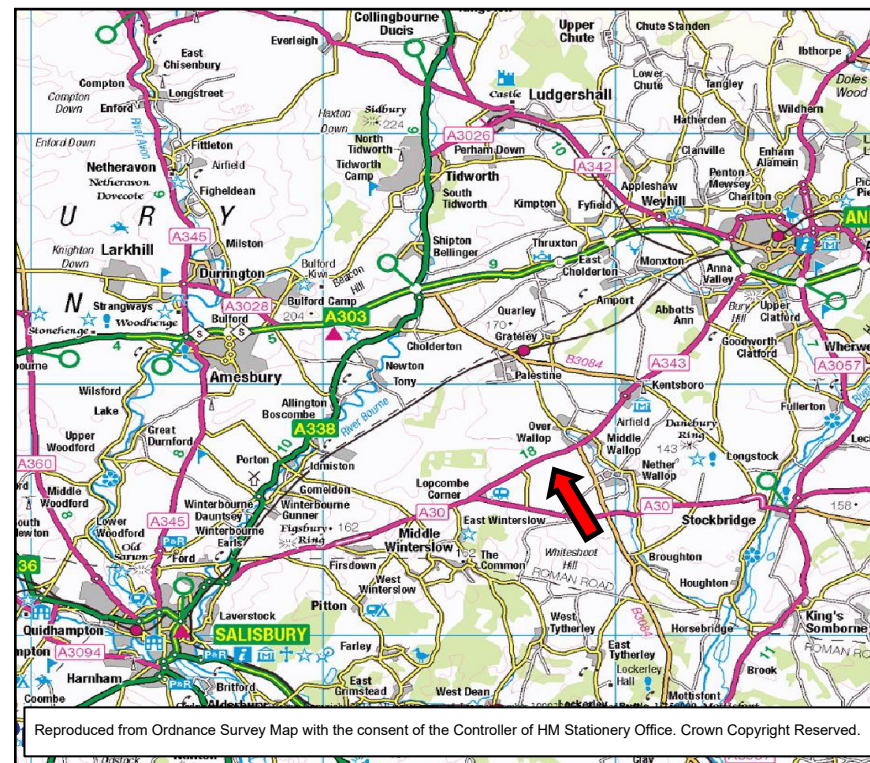
The property has an EPC rating of C68.

VIEWING

Strictly by appointment only.

Ref: DS/JW/18892-B

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.



Reproduced from Ordnance Survey Map with the consent of the Controller of HM Stationery Office. Crown Copyright Reserved.

Disclaimer Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.