



TO LET

Workshop/Warehouse Premises
3901 sq ft (362.40 sq m)

- Clear Span Workshop Space
- Minimum Eaves 5 Metres
- Yard Area

Station Road, Tidworth

Unit 4, Rear of 5 Station Road, Tidworth, SP9 7NN



LOCATION

The property is situated in the middle of the garrison town of Tidworth, which lies on the eastern edge of Salisbury Plain, approximately 3.5 miles north of the A303. Andover is approximately 8 miles to the east and Salisbury 13 miles to the south east.

Tidworth is dominated by its military garrison, which has grown significantly in recent years with the development of new housing as well as expansion of the military complex.

Station Road is the main commercial street offering retail premises in the centre of the town and is also home to a large Tesco Supermarket.

The property lies behind the retail frontage of Station Road, with access off of Drummer Lane, adjoining the relatively recently constructed Lidl Supermarket.

DESCRIPTION

The property comprises a modern workshop/warehouse building of steel frame construction, with insulated profile steel cladding to walls and roof. Access is via an up and over shutter door to Drummer Lane. The minimum eaves height is 5 metres. To the east of the building there is a small yard enclosed by a palisade fence providing off road parking.

Internally, the building provides an open workshop/warehouse space. It has 3 phase power and suspended sodium flood lighting.

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.

PLANNING

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

ACCOMMODATION

Workshop/
Warehouse **3901 sq ft** (362.40 sq m)

LEASE TERMS

A new full repairing and insuring lease 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

£20,000 per annum exclusive.

VAT

VAT is not payable on the rent.

BUSINESS RATES

To be assessed.*

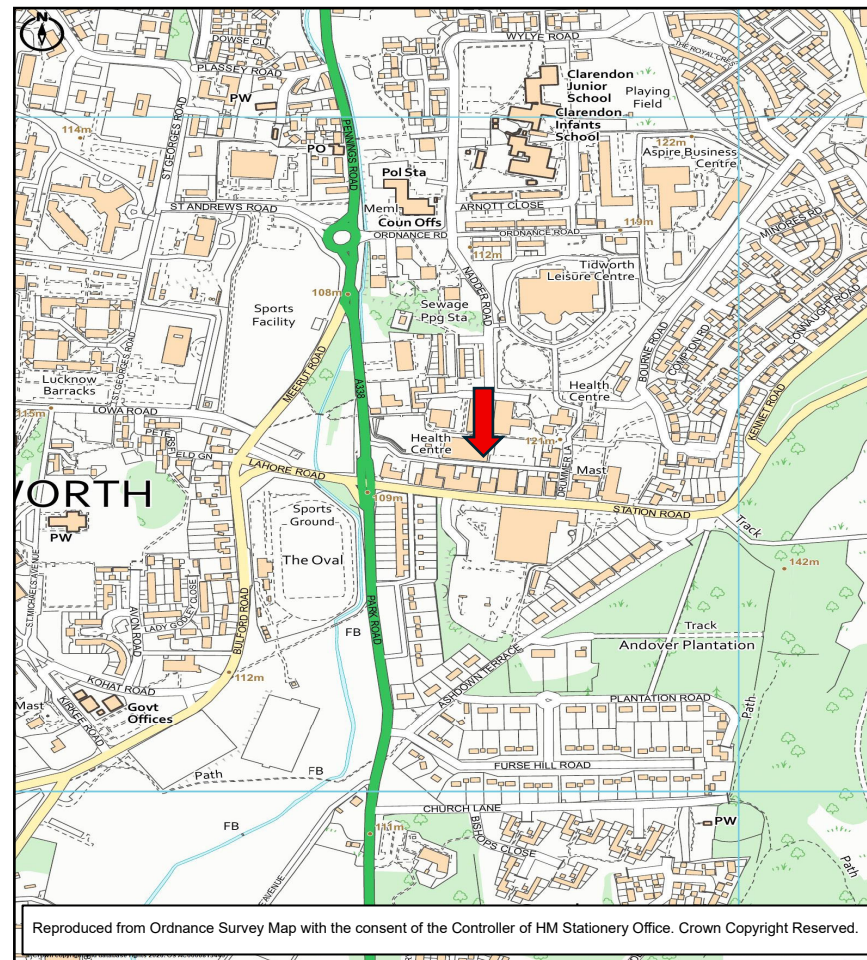
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity (3 phase) and water available.

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

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.



ENERGY PERFORMANCE

The property has an EPC rating of C63.

VIEWING

Strictly by appointment only.

Ref: DS/JW/19525

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