

Myddelton&Major

TO LET



Open Storage, Transport
& External Industrial Yards



Site D, How Park Trading Estate,
Cow Drove Hill
King's Somborne, Stockbridge,
SO20 6QG

Open Storage, Transport & External
Industrial Yards

0.30 acres (0.12 ha)

Location

How Park Trading Estate is situated in the Test Valley, midway between Salisbury, Andover and Winchester and Eastleigh. Kings' Somborne is around 4 miles south of Stockbridge and approximately 12 miles from the A303/A34 junction, 10 miles from Andover and Winchester and 11 miles from the M3 (Junctions 3 or 9) approx.

Description

How Park Trading Estate is a former aggregates and asphalt plant providing surfaced yard space suitable for transport operators, for open storage or external industrial operations.

The site divides into a number of discreet compounds, which are broadly level and benefit from either hard-standing of concrete/asphalt or stone.

Lock up workshop/storage units are also available—more information on request.

Planning

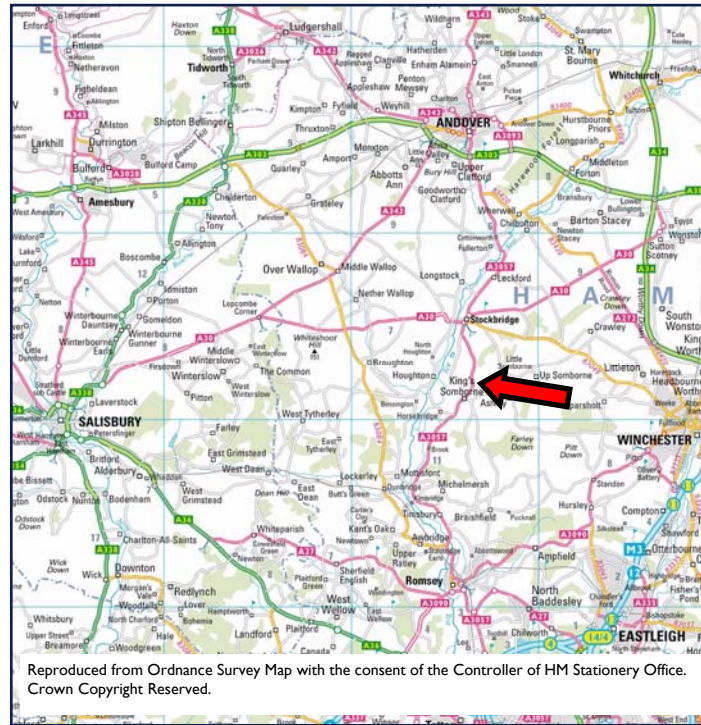
The site has an established use for Storage and Distribution and Offices under a Certificate of Lawful Existing Use or Development. 24 hour access. Further details on request. Interested parties should satisfy themselves as to the suitability of their proposed use.

Accommodation

Site D **0.30 acres** (0.12 ha)

Lease Terms

New leases for terms to be agreed, subject to periodic upward only rent reviews. A service charge is payable towards general maintenance of the Estate roadways and common areas.



Rent

£15,000 per annum exclusive.

VAT

VAT is not presently payable on the rent.

Business Rates

To be assessed.

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.

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.

Services

Private water supply available. The Estate entrance has CCTV recording.

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

An EPC is not required.

Viewing

Strictly by appointment only.

Ref: DS/JW/A1462

