Myddelton&Major



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)

www.myddeltonmajor.co.uk 01722 337577

Location

How Park Trading Estate is situated in the Test Valley, midway between Salisbury, Andover and Winchester and Eastleigh. Kings's 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.

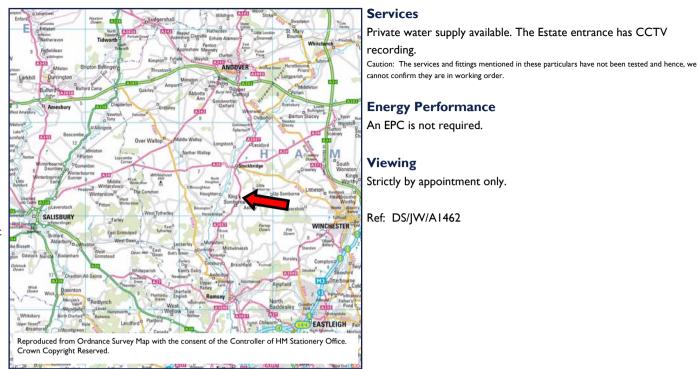
Accommodation

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.

Disclaimer

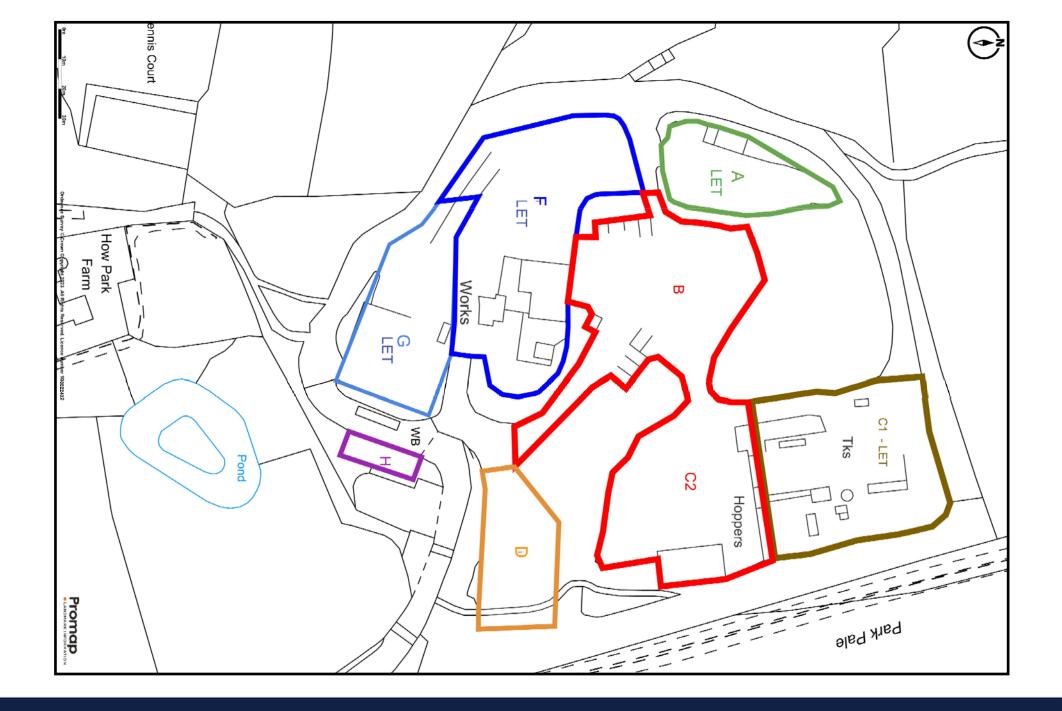
Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, 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.

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The Property Ombudsman 49 High Street, Salisbury SPI 2PD **01722 337577** commercial@myddeltonmajor.co.uk **www.myddeltonmajor.co.uk**

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