

TO LET

OPEN STORAGE SITE

Within 1 mile of M27

1.0 Acres / 0.40 Hectares

Plus building of 885 sq ft / 82 sq.m



**FORMER ELECTRIC SAWMILL
WICKHAM ROAD
FAREHAM
HAMPSHIRE PO17 5BT**

- **MAIN ROAD FRONTAGE TO A32**
- **FULLY FENCED LAND**

LOCATION

The former Electric Sawmills are located approximately 2 miles from Junction 10 of the M27 on the A32 Wickham Road which connects Fareham and Alton. From the M27 Portsmouth is about 14 miles to East and Southampton is about 18 miles to West.

DESCRIPTION

An enclosed open storage compound. It is bound by the site frontage to the main A32, and a separate open storage site and internal estate roads. The boundaries of the useable area are clearly defined with palisade fencing.

There is part hard standing and part unfinished ground. Some existing storage and temporary buildings currently exist on site

Useable site storage area	1.0 acres / 0.4 Hectares
Storage Building	886 sq ft / 82 sq.m

TERMS

An assignment of an existing lease unit 31st December 2012, with consideration being given to an extended term if required

Leases are outside the Landlord & Tenant Act, subject to ¼ rent in advance and ¼ rent deposit.

RENTAL

£30,000 per annum exclusive of rates and other outgoings

RATES

Rateable Value £29,500 Rates payable £ 12,744. Source www.voa.gov.uk

LEGAL COSTS

A contribution of £500 + VAT will be required towards the assignor's / landlord's legal costs.

VIEWING

By appointment with owners agents:-

Cyan Power Commercial Property Agents	Holloway Iliffe and Mitchell
Tel 01329 220688	Tel 023 9237 7800
Ian Power	Stuart Mitchell

MISREPRESENTATION ACT 1967 - Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor it is intended to form part of a contract. All areas quoted are approximate.

PROPERTY MISDESCRIPTIONS ACT 1991 (Service and Planning) - We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items. Any plans included with these particulars are provided only to indicate the general location of the property. Any occupier must check the stated planning use with the relevant planning office to ensure that it is in accordance with the intended planning use.