



Unit 1 The Tanneries, East Street, Titchfield, PO14 4AR

Industrial Unit Available

Summary

Tenure	To Let
Available Size	910 sq ft / 84.54 sq m
Rent	£10,000 per annum
Rateable Value	£10,250
EPC Rating	C (73)

Key Points

- x2 Parking spaces
- Self contained site
- Available Dec 2024
- Concertina loading door
- Three phase power

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Description

A development of approximately twenty-five light industrial and office units on a self contained site.

Single storey industrial unit, brick and block construction under a corrugated metal roof. Internally the unit currently provides warehouse space with w/c and wash hand basin.

The unit benefits from having 2 parking spaces per unit a loading door, three-phase power and strip lighting.

Location

Titchfield Industries are located on the south side of East Street close to its junction with Titchfield Hill and virtually opposite the junction of East Street and Mill Street. There is dual carriageway access to the M27 at Junction 9.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	910	84.54	Available
Total	910	84.54	

Specification

- * Loading door - 2.9m (w) x 2.5m (h)
- * Concrete floor
- * Min eaves 2.5m
- * Brick and block construction
- * Corrugated metal roof
- * x2 Allocated parking spaces
- * LED lights
- * 3-phase electric
- * M/F w/c & wash basins
- * Internal and external water
- * Manual concertina door
- * Currently has temporary built office (3.1m x 2.9m)

Terms

£10,000 Per annum
Available on a new full repairing and insuring lease for term to be agreed.

Available Jan 25'

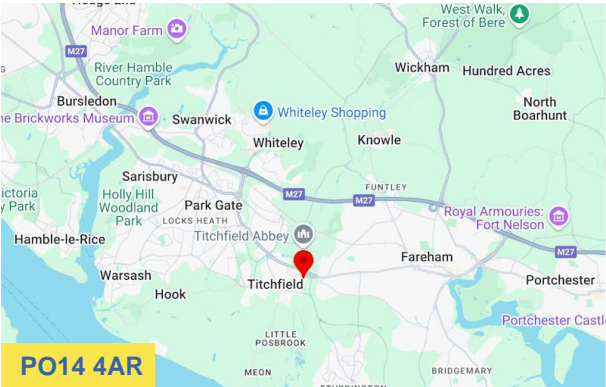
Business Rates

Rateable value: £10,250. Source: voa.gov.uk

You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

Service charge - £600 per annum + VAT, for the current term.
Building insurance - £289 per annum + VAT for the current term.
Each party to be responsible for their own legal costs incurred in the transaction.
It is understood the property is elected for VAT.



Viewing & Further Information

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