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**TO LET**

**TO BE REFURBISHED - INDUSTRIAL AND WAREHOUSE 2,644 SQ FT (245.63 SQ M)**

**Unit 1, Block 4, Wedglen Industrial Estate, Midhurst, West Sussex, GU29 9RE**



**DESCRIPTION**

The unit comprises a detached single storey industrial/warehouse unit, which will shortly be refurbished. The unit is of portal frame construction with a combination of brick and block work and metal profile cladded elevations under a pitched metal profile roof. Internally, the unit is arranged to provide an open manufacturing/warehouse area together with a 1st floor mezzanine office, office/staff welfare areas and WCs. The unit benefits from a 3-phase electrical supply and has an uninterrupted eaves height of 4.26m. There is parking at the front of the unit.

**LOCATION**

The Wedglen Industrial Estate is one of the principal industrial estates in Midhurst and is located on the southern side of the town. It is accessed via Bepton Road, which links with New Road (A286), the main north to south road through Midhurst by the Fire Station. The estate is approximately 0.25 miles from New Road. Midhurst is located approximately 12 miles to the north of Chichester, 10 miles to the east of Petersfield, 8 miles to the south of Haslemere and 6 miles to the west of Petworth. Guildford is 21 miles to the north.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Warehouse/Production	2,190	203.45
1st Floor Office/WCs & Staff Areas	454	42.18
<b>TOTAL</b>	<b>2,644</b>	<b>245.63</b>



**AMENITIES**

- To be refurbished
- Dedicated car parking
- 4.26m eaves height

**RENT**

£26,500 PAX

**LEASE TERMS**

A new lease will be available on terms to be agreed.

**RATES**

The current Rateable Value of the property is £19,750.

**VAT**

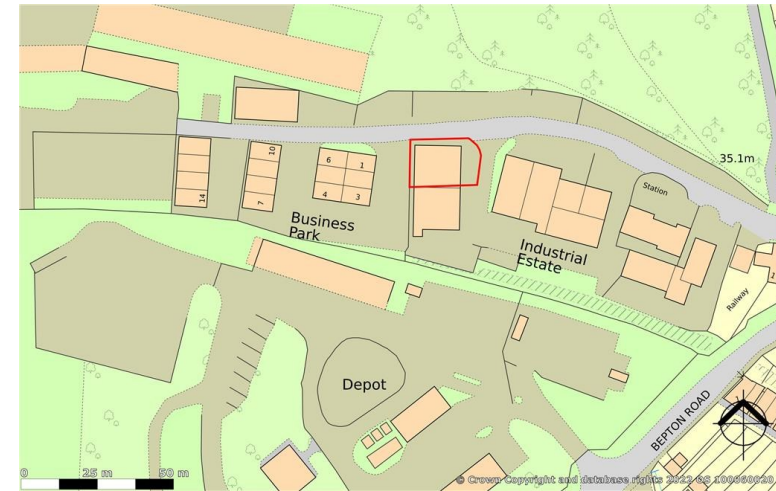
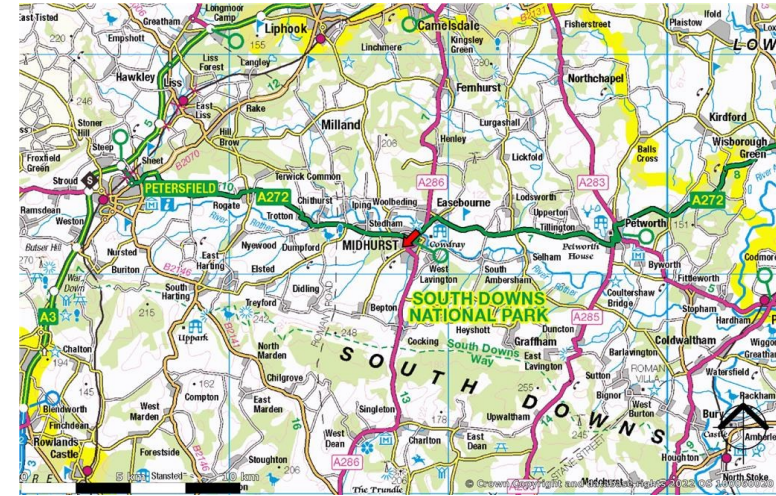
VAT will be chargeable on the purchase price.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

101-125 **E** 108 E



**VIEWINGS –**

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