



**MAKING
PROPERTY
WORK**
SHW.CO.UK

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
TOTAL	2,644	245.63

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

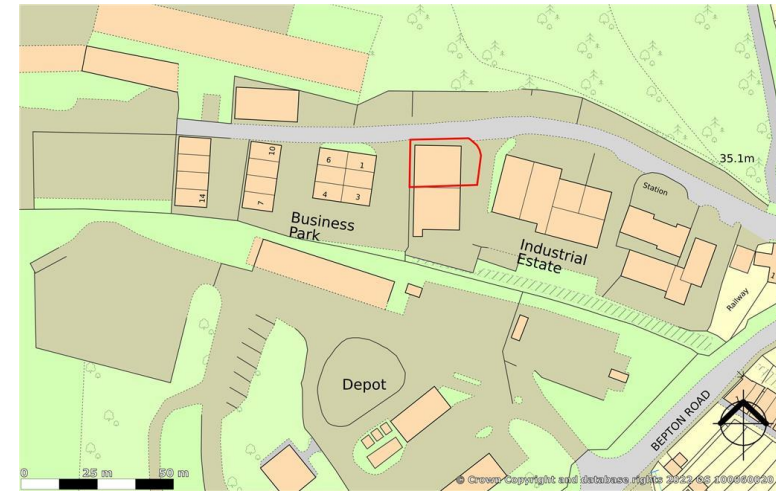
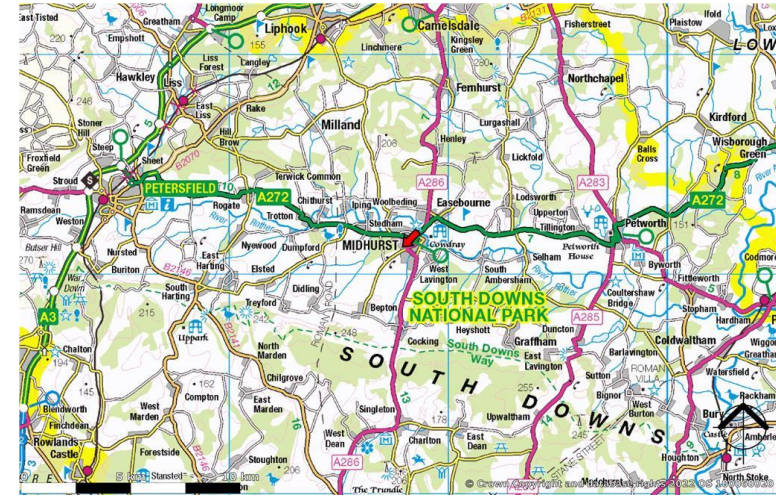
VAT will be chargeable on the purchase price.

LEGAL COSTS

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

EPC

101-125 **E** 108 E



VIEWINGS –

Duncan Marsh

t: 01903 229201

e: dmarsh@shw.co.uk

Ben Collins

t: 01903 229208

e: bcollins@shw.co.uk



@SHWProperty

SHW Property

SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316