



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

LIGHT INDUSTRIAL / WAREHOUSE UNITS TO LET



**UNIT 2 & 3 PROSPECT BUSINESS CENTRE
ALRESFORD
SO24 9UH**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quoted are net of VAT.

LOCATION: Prospect Business Centre is a small development of light industrial/warehouse units within an established industrial location in Alresford, close to local shops and other facilities.

There is easy access to the A31 and the M3 motorway which connects with the national motorway network.

DESCRIPTION: The property comprises a modern single storey light industrial/warehouse unit suitable for various purposes. The gross internal floor areas comprise:

Unit 2 **96.12 SQ M (1,035 SQ FT)**

Unit 3 **98.40 SQ M (1,059 SQ FT)**

Total **194.52 SQ M (2,094 SQ FT)**

The units are available individually or combined

- AMENITIES:**
- * WC Facilities
 - * Three Phase Power
 - * Loading Door
 - * On Site Parking

LEASE: The premises are available by way of a new lease(s) on terms to be agreed.

RENT: £8,500 per annum exclusive for each unit.

RATES: Unit 2 Rateable Value £5,600
Unit 3 Rateable Value £6,000
Each payable at 48.5p in the £ (2009/20010)

VIEWING: By appointment through Park Steele 01252 717979.

WWW.PARKSTEELE.COM