

Detached Storage Building

2,552 sq ft / 237 sq m

TO LET – FOR SALE



**1 Bowes Hill
Rowlands Castle
Hampshire PO9 6BP**

- **Detached Building**
- **Extensive Parking**
- **Close to Rail Station**

Cyan Power Limited – Commercial Property Agents

5 Queensgate 11 Queens Road Fareham Hampshire PO16 0NW

t 01329 220688 e imp@cyanpower.com www.cyanpower.com

Regulated by RICS

Registered Address: 1 Manor Court, Barnes Wallis Road, Fareham, Hampshire PO15 5TH Company No: 6884608

Location: The property is located on the west side of Bowes Hill opposite the approach road to Rowlands Castle Railway Station and close to the junction with Redhill Road.

Description: A detached storage building within a self-contained site with extensive car parking and loading facilities. The building is of steel portal frame construction with mainly brick elevations and a side loading door. There is a sheet asbestos roof incorporating roof lights. The approximate areas and dimensions are as follows:

Eaves Height	9'6	/	2.9m
Loading Height	7'9	/	2.4m
Gross internal area	2,552	/	237 sq.m

EPC: Energy Performance Rating G153. Works are planned to improve the rating to above the minimum level of E125.

Planning: The current lawful use is storage use.

Terms: The premises are available to let or for sale. Terms on application.

Rates: Rateable value £17,000. Current Rates payable £8,483

Viewing: By appointment and with advanced notice through:

Cyan Power Commercial Property Agents
Attention: Ian Power
Tel 01329 220688

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.