

FOR SALE / TO LET / POA

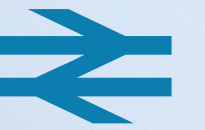
# WHITCHURCH

STATION APPROACH | RG28 7ER

A303 & A34 within  
10 minutes.



London by rail in  
1 hour.



**3,828 SQ FT**

INCLUDING MEZZANINE OFFICE/STORAGE SPACE.

Newly converted light industrial unit  
close to the A303 and A34.

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# MOVE-IN READY

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PRIVATE  
YARD
- 

10 CAR PARKING  
SPACES
- 

MEZZANINE  
OFFICE

The property has been converted to a light industrial unit and is available now for occupation. The unit is newly refurbished with offices and storage on mezzanine level. The refurbishment includes electric boilers and heating with DDA compliant ground-floor facilities.

The unit is conveniently located 2 minutes’ drive from the A34 and 10 minutes drive to the A303. The M3 is 17 minutes away. It is next to Whitchurch Railway Station, which is a 1-hour direct train to London Waterloo.

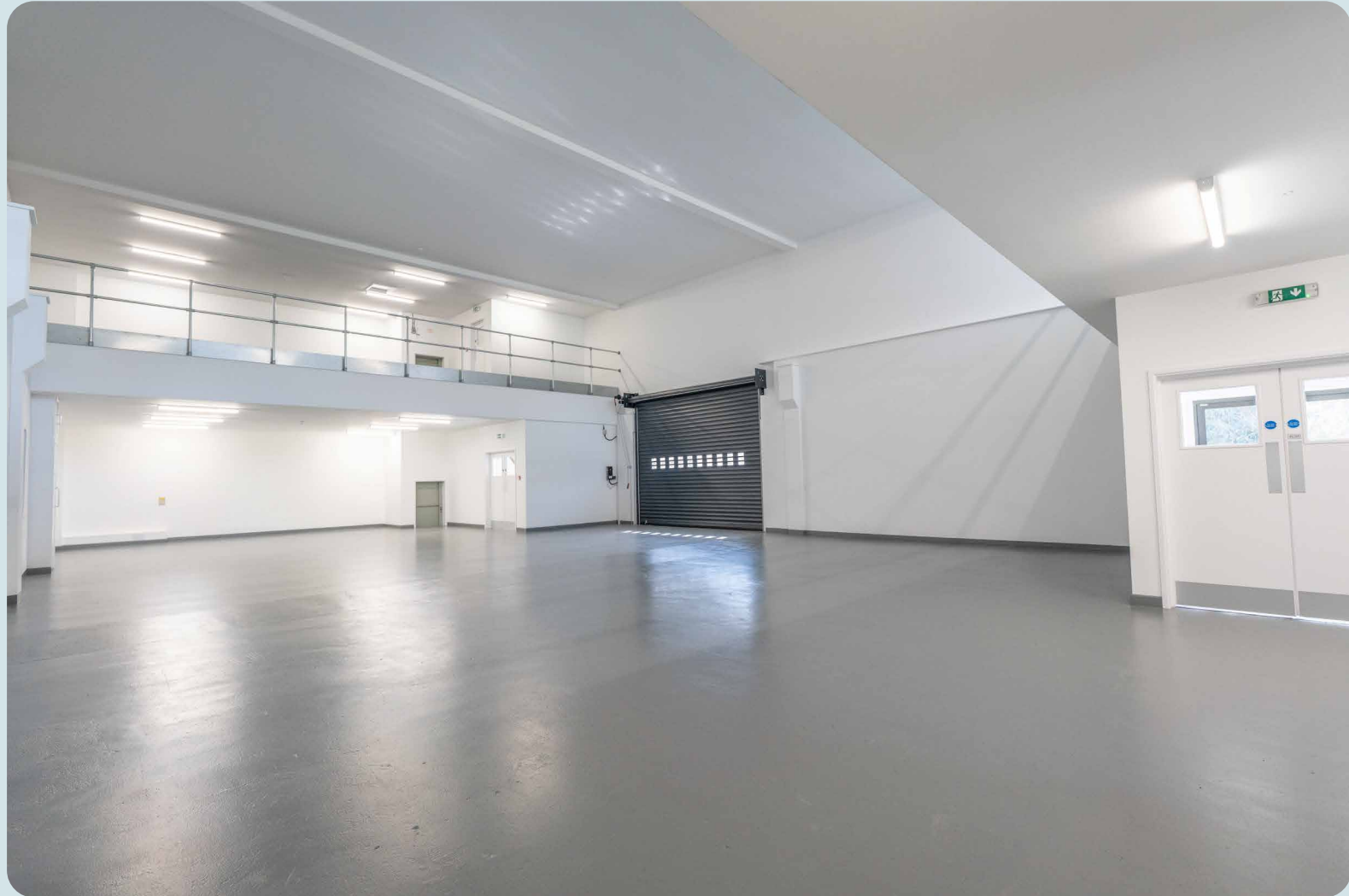
Ardglen/Evingar Industrial Estate is just 400 metres away.

## SCHEDULE OF ACCOMMODATION

	SQ FT	SQ M
Ground Floor Light Industrial Space	2,632	245
1st Floor Mezzanine Office & Storage	1,196	111
<b>TOTAL</b>	<b>3,828</b>	<b>356</b>







NEWLY REFURBISHED



3 PHASE  
ELECTRICITY  
SUPPLY



INSULATED  
ROLLER SHUTTER  
DOOR



5.8m  
5.8 METRE  
HEIGHT



DDA COMPLIANT



ELECTRIC  
BOILERS &  
HEATING SYSTEM



HIGH QUALITY  
FLOOR







DRIVING DISTANCES

A34	0.5 Miles	2 Mins
A303	6 Miles	9 Mins
M3	9 Miles	7 Mins
M25	41 Miles	50 Mins
Winchester	13 Miles	24 Mins
Andover	8 Miles	15 Mins
Basingstoke	11 Miles	22 Mins
Newbury	12 Miles	7 Mins

RAIL CONNECTIONS

London Waterloo: 1hr (direct from Whitchuch Station)

CONTACT:



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