

The Leckford Estate, New Farm, Leckford SO20 6DA

TO LET

FORMER WAITROSE FOOD PRODUCTION FACILITY - RENT FROM £2.50 PER SQ FT

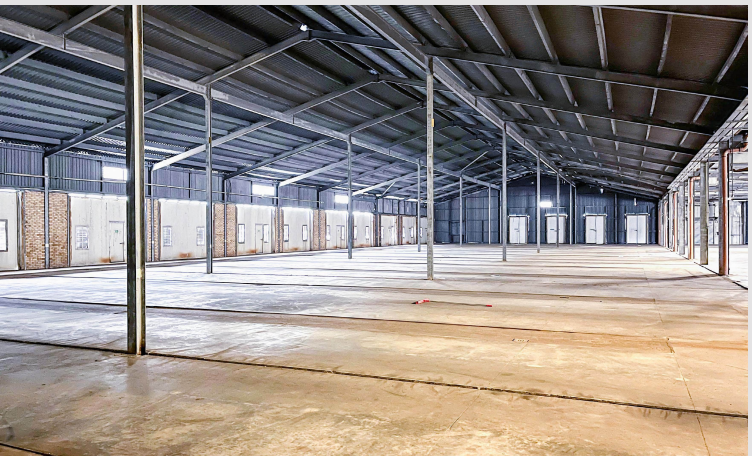
3,248 - 61,650 Sq Ft
(302 - 5,727 Sq M)

DESCRIPTION

The property is part of the John Lewis & Waitrose Leckford Estate and was previously used for food production and distribution.

These detached premises have brick/block/cladding construction and are arranged in 2 bays, each having a pitched roof supported on a steel portal frame with a central section having a flat roof. The ground floor is concrete, the internal eaves height is 3.9m, the ridge height is 8.13m and there are multiple loading doors. Externally, there is parking for approximately 50 cars.

- **Unit Can Be Split**
- **Internal Eaves Height 3.9m & Ridge Height 8.13m**
- **Multiple Loading Doors**
- **Built In Cold Storage**
- **Small Dining Room/Office Meeting Facilities**
- **Flexible Terms**



LOCATION

The property is accessed directly from the A30 and the premises are located approximately 0.7 miles from the A30 and are accessed from the estate road. The A30 connects to Stockbridge and the A303 to the North and the A34 to the east.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Pack Room/Mezzanine	3,248	302
Workshop 1	22,605	2,100
Workshop 2	22,452	2,086
Total Workshop & Ancillary	61,650	5,727
Total	**61,650**	**5,727**

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

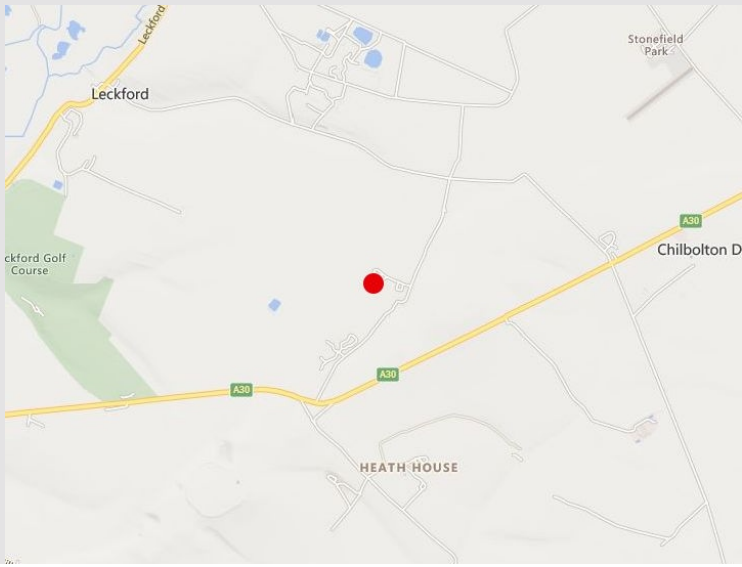
TERMS

Rent on application. Available to let by way of a new lease for a term to be agreed.

EPC

To be reassessed.





VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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