

**WHITTONDITCH WORKS,
WHITTONDITCH, NR. HUNGERFORD,
SN8 2XB**

INVESTMENT

For Sale



**6 UNITS PROVIDING A
GROSS INTERNAL AREA OF
5,214 SQ FT**

LOCATION

Whittonditch Works is a small purpose-built development of industrial/warehouse units located off the B4192 approximately 4 miles to the northwest of Hungerford and just 1 mile from Ramsbury. The site is 6 miles from Junction 14 of the M4 motorway.

DESCRIPTION

The purpose-built industrial development is arranged as two terraces of three units, with a central courtyard. The units are of modern construction with brick and block cavity walls to the ground floor with profile steel sheet cladding to the upper parts and on the pitched roofs. The units are separated with blockwork internal party walls.

Each unit is provided with the following amenities;

- Up and over loading door
- 3 phase power
- Ground floor reception/office
- WC
- 15ft / 4.5m minimum eaves

Some units have been modified with the installation of mezzanine floors.

Externally the yard/car park area is laid with block pavers and two car parking spaces are provided with each property.

The total site area is approximately 0.45 / acre.

TENANCY SCHEDULE

UNIT	TENANT	SIZE	LEASE START	LEASE END	BREAK CLAUSE	RENT	MARKET RENT
1	Gassed Up Limited	Ground floor 873 <u>sq</u> ft First floor 100 <u>sq</u> ft	May 2023	May 2028	May 2026 No penalty	£10,500	£10,500
2	AG Automation	Ground floor 873 <u>sq</u> ft	Jan 2019	01.02.2024	None	£8,400	£10,500
3	AG Automation	Ground floor 873 <u>sq</u> ft	Jan 2019	01.02.2024	None	£8,400	£10,500
4	<u>Strömsholm</u>	Ground floor 875 <u>sq</u> ft First floor 123 <u>sq</u> ft	Sept 2022	Sept 2025	None	£10,500	£10,500
5	Green Machine	Ground floor 860 <u>sq</u> ft	Jan 2019	12.02.2024	None	£9,000	£10,500
6	Green Machine	Ground floor 860 <u>sq</u> ft	Jan 2019	12.02.2024	None	£9,000	£10,500
						Total £55,800	Total £63,000

**ALL LEASES ARE FR&I AND EXCLUDED
FROM THE SECTION 24 TO 28 OF THE
LANDLORD AND TENANT ACT 1954**

ENERGY PERFORMANCE CERTIFICATE

Unit 1: E-102, exp 19.10.30

Unit 2: E-102, exp 19.05.29

Unit 3: E-117, exp 19.05.29

Unit 4: E-115, exp 19.10.30

Unit 5: D-79, exp 01.08.33

Unit 6: D-96, exp 07.01.25

Full copies of the EPC's are available on request.

TERMS

The Estate is to be sold freehold, subject to the existing occupational leases. Offers are invited in excess of £900,000. The site has not been elected for VAT and VAT will not be charged on the sale price.

BUSINESS RATES (2023 ASSESSMENT)

Unit 1:

Rateable Value: £7,800

Unit 2 & 3 (Assessed as one unit):

Rateable Value: £15,500

Unit 4:

Rateable Value: £7,900

Unit 5 & 6 (Assessed as one unit)

Rateable Value: £16,750

VIEWING

Strictly by prior appointment with sole agents;

