

LIGHT INDUSTRIAL UNIT – TO LET



6 Claylands Park, Claylands Road, Bishop's Waltham SO32 1QD

Rent: £18,000 per annum

156.3 sq. m (1,682 sq. ft.)

- End of Terrace Light Industrial Unit
- To Let
- Range of Uses Considered (Subject to Planning)
- Allocated Car Parking and Loading
- First Floor Offices

Description

The property comprises an end-of-terrace light industrial unit providing a mix of office, storage and workshop accommodation. At ground floor level, cellular office and storage space is available (via demountable partitions), together with WC facilities and a kitchenette positioned to the rear.

The remaining ground floor accommodation provides conventional workshop/light industrial space with a mezzanine installed to part. Shutter access is also provided.

The first floor offers dedicated office accommodation with LED lighting and heating and cooling via ceiling mounted cassettes.

Externally, the unit benefits from four allocated car parking spaces, along with convenient loading access to the front.

Location

The property is located within Bishops Waltham, a semi-rural town situated in southern Hampshire approximately mid-way between Winchester and Fareham. It sits astride the B2177 road some six miles north of Junction 10 and five miles east of Junction 7 of the M27 motorway.

The unit is situated at Claylands Park an established and recognized commercial / industrial location. Neighboring units are for the most part occupied by traders and businesses serving the local area.

Lease Terms

The property is available to let on terms to be agreed at a commencing rent of £18,000 pa.

Business Rates

Current rateable value (1 April 2026 to present) £18,750.

Service Charge

Further details are available on request.

Legal Costs

Each party to bear their own costs.

EPC

D (88).

Services

The property has connections to electricity (three phase), water and drainage.

VAT

We understand that the property is VAT elected.

Planning

We understand that the property has a Class E use class enabling it to be used for a variety of purposes.

Areas

The property has the following approximate floor areas on a Gross Internal Area (GIA) basis:

Floor	Sq. M	Sq. Ft
Ground Floor	92.9	1,000
First Floor	47.0	506
Mezzanine	16.4	176
Total	156.3	1,682

Viewing

Strictly by appointment with the sole agents:-

BTG Eddisons



Nick Holtby
01329 221199
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For more information, visit eddisons.com
01329 221199



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