

# WHITCHURCH

STATION APPROACH | RG28 7ER

**FOR SALE / TO LET**

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



PRIVATE  
YARD



ELECTRIC BOILERS  
& HEATING  
SYSTEM



10 CAR PARKING  
SPACES



INSULATED  
ROLLER SHUTTER  
DOOR



3 PHASE  
ELECTRICITY  
SUPPLY



5.8 METRE  
EAVES HEIGHT

**3,828 SQ FT**

INCLUDING MEZZANINE  
OFFICE/STORAGE SPACE.

**A303 & A34  
WITHIN 10  
MINUTES**

**LONDON BY  
RAIL IN 1 HR**

The property is being converted to a light industrial unit with completion by November 2024. The unit will be high-quality industrial space with self-contained offices and storage on a mezzanine level, along with DDA compliant facilities and electric boilers and heating.

It is prominently located next to Whitchurch Railway Station. Evingar Trading Estate, the main commercial/industrial area in Whitchurch is just 0.5 mile away. The M3 is within easy reach at 12 miles allowing access to Central London, the M25 and the South Coast. Whitchurch mainline railway service to London Waterloo in 1 hour.

**TERMS:** Station Approach is **For Sale at £790,000** or **To Let at £49,000 p.a.**

**RATES:** Rates Payable are £11,477 p.a.

**SERVICE CHARGE:** None

**PLANNING:** Benefits from B1 (c) planning consent.



## 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>

## DRIVING DISTANCES

<b>A34</b>	0.5 Miles / 2 Mins	<b>Winchester</b>	13 Miles / 24 Mins
<b>A303</b>	7 Miles / 12 Mins	<b>Andover</b>	8 Miles / 15 Mins
<b>M3</b>	9 Miles / 17 Mins	<b>Basingstoke</b>	11 Miles / 22 Mins
<b>M25</b>	41 Miles / 50 Mins	<b>Newbury</b>	12 Miles / 17 Mins

## RAIL CONNECTIONS

**London Waterloo:** 1hr (from Whitchurch Station)

## CONTACT:



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