

**FULLY LET INVESTMENT FOR SALE FREEHOLD  
INDUSTRIAL/WAREHOUSE BUILDING - \*NO VAT\***

5,146 ft<sup>2</sup> (478.12 m<sup>2</sup>) **\*BACK ON THE MARKET\***

**UNIT B3 REDFIELDS INDUSTRIAL PARK,  
REDFIELDS LANE, CHURCH CROOKHAM GU52 0RD**



**7 Alexandra Road  
Farnborough  
Hampshire  
GU14 6BU**

**T: 01252 415900**

[www.clareandcompany.co.uk](http://www.clareandcompany.co.uk)  
[ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

**Advice and Expertise** on the following:

**Sales**

**Lettings**

**Acquisitions**

**Rent Reviews**

**Lease Renewals**

**Opinion of Values**

**Investments**

**Land**



- ▶ **Situated on an Established Industrial Estate with Wide Access Roads**
- ▶ **Internal Minimum Roof Height of 5 m**
- ▶ **Full Height Loading Door**
- ▶ **6-7 Parking Spaces**
- ▶ **Good Loading Access and Parking within the Estate Road**
- ▶ **LPG Heating**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LOCATION

Redfields Park is situated on the east side of Redfields Lane, Church Crookham, about two miles south of Fleet. The Park is easily accessed from junctions 4, 4A & 5 of the M3 motorway. From Fleet, there are fast and frequent train services to London (Waterloo), the best journey time is approximately 35 minutes. Farnborough airport is an approximate 10 minute drive.

## DESCRIPTION

The unit internally is almost square in shape, and has a full height loading door, a minimum ceiling height of 5m under the roofing steels, further features include fluorescent lighting, LPG heating and a storage mezzanine floor.



Archive Pictures

## ACCOMMODATION (Approximate floor areas below)

Ground Floor Industrial	5,146 ft <sup>2</sup>	478.12 m <sup>2</sup>
Mezzanine Floor	929 ft <sup>2</sup>	86.31 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>6,075 ft<sup>2</sup></b>	<b>546.43 m<sup>2</sup></b>

## PARKING

Approximately 6-7 parking spaces.

## OCCUPATIONAL LEASE

The property has been let to On Air Dining Limited for a term of 15 years granted on the 21<sup>st</sup> October 2016 at a rent of £46,828.60 pax (£9.10 ft<sup>2</sup> on the built space). So around 10 years remaining on the lease, although there is a tenant break in 5 years time.

The lease incorporates 5 year upward only (not downwards) open market rent reviews and the tenant is able to break the lease on the tenth year subject to a minimum of 6 months prior written notice, so the tenant can break in October 2026.

## FREEHOLD PRICE

The freehold interest of the property is for sale at a price of £750,000.

## VAT

We understand from our client that the property has not been elected for VAT.

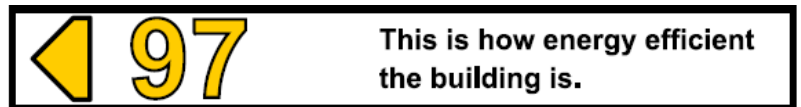
## BUSINESS RATES

The property has a Rateable Value of £39,250 which equates to approximately £19,585.75 rates payable for the year March 2021/2022.

## LEGAL COSTS

Each party to pay their own legal costs in the matter.

## ENERGY PERFORMANCE CERTIFICATE



## FURTHER INFORMATION

Please contact the Sole Agent Clare & Company:-

David Savage

**Clare & Company**

7 Alexandra Road

Farnborough

GU14 6BU

**Telephone:** 01252 415900

**Mobile:** 07798 761028

**Email:** [ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

REF: 19/007C