

**Lot 20, Delta Park, Wilsom Road, Alton,  
Hampshire GU34 2RQ**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)





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## Property Information

### Freehold Business Park Investment

- Well Established Business Park
- 8 Modern Business Units with the Benefit of an Alternative Live/Work Consent.
- 38 Car Parking Spaces
- Approximate Site Area of 0.22 Hectares (0.55 Acres)
- Approximate Site Coverage of 30%
- Affluent Hampshire Location
- Units May be Suitable from Residential Conversion (subject to consents)
- The Property is Held in a Single Purpose Vehicle (SPV) which Could be Available by Separate Negotiation.

#### Lot

20

#### Auction

31/Mar/2022

#### Rent

£120,680 per Annum Exclusive  
with 1 vacant unit + 1 ground floor unit to be let

#### Sector

Office

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

15 miles north-east of Winchester, 18 miles south-west of Guildford

#### Roads

A3, M3, A31

#### Rail

Alton Railway Station

#### Air

London Heathrow Airport, Southampton Airport

### Situation

The property is situated in an established industrial estate on the eastern side of Wilsom Road some 500 metres south of Alton Railway Station.

### Tenure

Freehold.

### Description

The property comprises a business park with 8 modern units situated within 2 terraced buildings, each unit comprises approximately 1,572 sq ft of workshop / industrial accommodation with a vehicle access loading door on the ground floor and offices with alternative living accommodation on the first and second floors. Each unit benefits from 4 designated car parking spaces. The property benefits from a site area of approximately 0.22 Hectares (0.55 Acres) with a site coverage of approximately 30%.

The units may benefit from residential conversion and the site may benefit from further development on the car park (subject to consents).

### VAT

VAT is applicable to this lot.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant/Licensee	Term	Income p.a.x.	Reversion
1 and 3 car spaces	Ground First Second	Workshop Residential Residential	46.46 sq m 40.53 sq m 41.32 sq m	(500 sq ft) (436 sq ft) (444 sq ft)	NICK MARSHALL LANDSCAPING LIMITED	6 month license from 04/08/2012 (3)	£16,800	Holding Over
2 and 2 car spaces	Ground	Workshop	40.41 sq m	(434 sq ft)	DIGITUS PRINTING LIMITED	2 year license from 01/06/2016 (2)	£7,200	Holding Over
2 and 2 car spaces	First Second	Office	40.37 sq m 31.26 sq m	(434 sq ft) (336 sq ft)	INDIVIDUAL t/a DG Design and Print	1 year license from 08/06/2013 (2)	£12,000	Holding Over
3	Ground First Second	Workshop Live/Work/Office Live/Work/Office	40.08 sq m 40.53 sq m 27.32 sq m	(431 sq ft) (432 sq ft) (294 sq ft)	VACANT POSSESSION			
4 4 4 5	Ground First Second Ground (Unit 5)	Workshop Office Office Workshop	40.08 sq m 40.53 sq m 41.32 sq m 40.08 sq m	(431 sq ft) (432 sq ft) (444 sq ft) (431 sq ft)	POWERTRAVELLER INTERNATIONAL LIMITED	3 years and 6 month Lease from 01/9/2017 (3)	£24,740	Holding Over
5	First Second	Office Office	43.59 sq m 22.78 sq m	(469 sq ft) (245 sq ft)	EPS WATER LIMITED	5 year lease from 11/09/2017	£14,500	10/09/2022
6 and 2 car spaces	Ground	Workshop	39.90 sq m	(429 sq ft)	ARQI - TECH LIMITED	1 year license from 01/09/2020 (2)	£6,000	Holding Over
6	First Second	Live/Work/Office Live/Work/Office	47.90 sq m 31.43 sq m	(515 sq ft)	VACANT POSSESSION			
7 and 2 car spaces	Ground	Workshop	46.46 sq m	(338 sq ft)	ARQI LAB CNC LIMITED	1 year license from 01/09/2020 (2)	£6,000	Holding Over
7 and 1 car space	First	Office	43.84 sq m	(471 sq ft)	UKSE	1 year license from 01/02/2022 (2)	£7,200	31/01/2023

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Unit	Floor	Use	Floor Areas (Approx)		Tenant/Licensee	Term	Income p.a.x.	Reversion
7 and 1 car space	Second	Office	39.93 sq m	(429 sq ft)	INDIVIDUAL	1 year license from 25/10/2021 (2)	£6,240	24/10/2022
8	Ground First Second	Workshop Office Office	42.48 sq m 41.13 sq m 22.59 sq m	(457 sq ft) (442 sq ft) (243 sq ft)	ENVIVA CARE LIMITED	5 year lease from 01/12/2018 (4)	£20,000	30/11/2023
<b>Total Approximate Floor Area</b>			<b>932.32 sq m</b>	<b>(9,517 sq ft)</b>			<b>£120,680</b>	

- (1)The license provides for a mutual option to determine the license at 1 months notice.  
 (2)The license provides for a mutual option to determine the license at 3 months notice.  
 (3)The license provides for a mutual option to determine the license at 6 months notice.  
 (4)The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

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# Lot 20, Delta Park, Wilson Road, Alton, Hampshire GU34 2RQ

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## Contacts

### Acuitus

#### John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060519

[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### Taylor Fordyce

City Business Centre, Hyde Street

Winchester

SO23 7TA

#### Rory Fordyce

01962 841041

[rory@taylorfordyce.co.uk](mailto:rory@taylorfordyce.co.uk)

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September 2020