

## 1.5 ACRE INDUSTRIAL/STORAGE LAND TO LET



### LAND AT SERGEANT ROGERS WAY, HOPTON INDUSTRIAL ESTATE, DEVIZES SN10 2DX

- Level, fenced land with road frontage to south and east
- To let for 6 – 10 years with mutual breaks at three year intervals
- A rare opportunity to rent open land suitable for a variety of uses

[www.derekwalker.com](http://www.derekwalker.com)



A rectangular plot of land, one of the few remaining on this popular industrial estate.

## PROPOSAL

The land is to let on contracted out lease under which the tenant will undertake to clear and re-fence to an agreed specification.

The lease length is flexible but the owner will retain the ability to end the lease if it needs the land for its own purposes. Currently there are no plans for its development.

## RENT

Initial rent to be £30,000 a year subject to review at the end of the third year to reflect RPI increases.

## SERVICES

We believe these are available in the road. Applicants should make their own enquiries.

## PLANNING

Planning consent exists for uses within Use Classes B1, B2 or B8 (storage and distribution).

## NOTE

We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those travelling from a distance to inspect are advised to check availability in advance.