FOR SALE

Carter Jonas

52 Evingar Road

Whitchurch

Hampshire

RG28 7EU

Industrial Building on Self Contained Site
Approx 16,925 SqFt on 0.8 Acres
(1,572.44 SqM on 0.32 Ha)

- **Excellent Transport & Connectivity**
- **Development potential subject to planning**
- **Potential for a range of industrial uses**
- **Rare Freehold opportunity**

LOCATION

Whitchurch is a thriving town offering excellent regional connectivity and convenient access to surrounding commercial centres. Evingar Road is approximately 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover, and 12 miles west of Basingstoke, making it a strategic base for businesses and other uses seeking strong transport links across the South of England. Its central location places it close to local amenities and services. Whitchurch railway station is situated in close proximity, providing regular services to major destinations including London Waterloo, Exeter, Yeovil and Salisbury. This strong combination of road and rail links, together with nearby services and amenities, making 52 Evingar Road an ideal and accessible location for a wide range of occupiers.

DESCRIPTION

The property consists of a unique detached industrial building located on a self contained site arranged over three levels—ground, first, and second floors. Each floor provides circa 3-metre eaves height, with loading doors serving the ground and first floor warehouse/production areas. The site also offers a secure rear yard, providing valuable external operational space for a wide range of commercial uses.

LEGAL COSTS

Each party is responsible for their own costs.

QUOTING PRICE

£875,000 subject to contract.

ACCOMMODATION

Due to the insufficient lighting at the time of the inspection the following floor areas have been provided by the vendors.

Description	SqFt	SqM
Ground floor lobby and offic-es	1002	93.11
Ground Floor Warehouse	5034	467.67
Ground Floor Side Warehouse	4251	394.95
First Floor Offic-es	802	74.52
First Floor Warehouse	5034	467.67
Second Floor Offices	802	74.52
Total	**16,925**	**1572.44**

SERVICES

Prospective purchases to make their own enquiries regarding the availability capacity and condition of services.

PLANNING

The property is considered to have potential for a number of uses subject to planning.

BUSINESS RATES

The Purchaser to make their own enquiries regarding the rates payable with the local billing authority.

VAT

All Prices Quoted are exclusive of VAT.

EPC

The property has an EPC rating of G270.

TERMS

The freehold of the property is available to purchase.

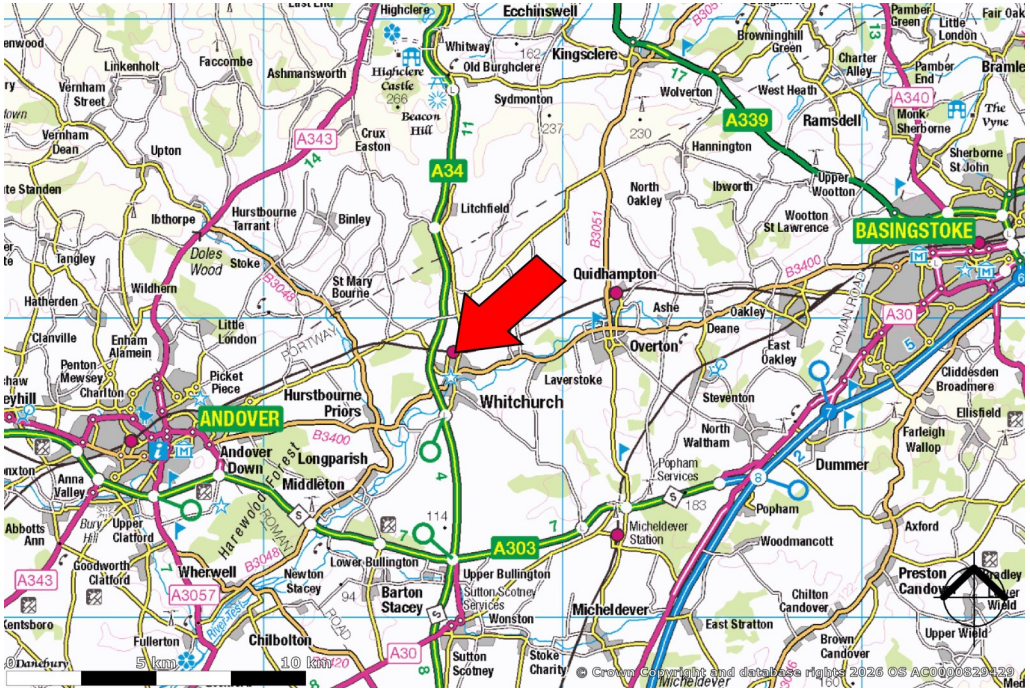
VIEWINGS

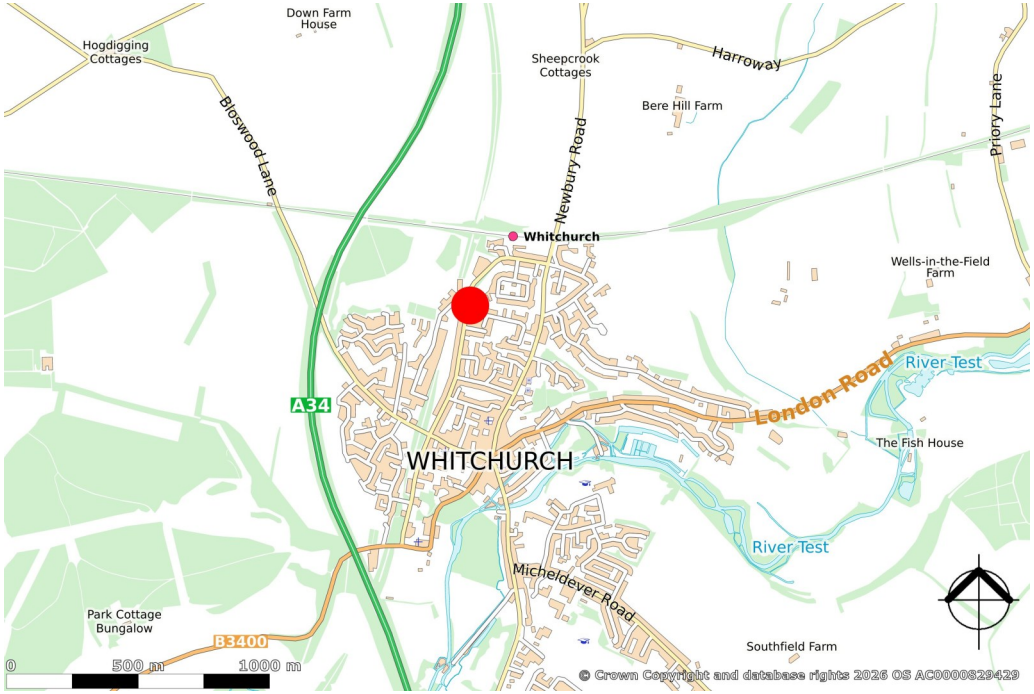
Viewings can be arranged by prior appointment with sole agents Carter Jonas.

ANTI MONEY LAUNDERING

In line with statutory requirements prospective buyers will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

SUBJECT TO CONTRACT





FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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February 2026

Carter Jonas