

**Unit 20, Westover Farm,  
Goodworth Clatford, SP11 7LF**

Light Industrial Unit

2500 sq ft

(232.26 sq m)

**To Let**



## LOCATION

Goodworth Clatford benefits from good road communications with easy access via the A3057 to the A303, A34 and M3 motorway. More comprehensive facilities can be found in the neighbouring town of Andover about 3 miles to the north and the Cathedral cities of Winchester and Salisbury are both 18 miles distant.

## SITUATION

The unit is situated on the Westover Farm Business Park, an established collection of commercial units 1/2 mile to the south of Goodworth Clatford.

## DESCRIPTION

Part of a former grain store with double doors opening under a steel clad frame.

There is a shared WC in one of the main farm buildings.

Good car parking.

## ACCOMMODATION

Warehouse      2500 sq ft      (232.26 sq m)

## TENURE

New Lease.

## LEASE TERMS

Flexible terms to be negotiated.

## RENT

£10,000 per annum exclusive.

## VAT

Rent exclusive of VAT (if applied).

## BUSINESS RATES

To be assessed \*

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

## SERVICES

Mains electricity with 3-phased supply. There is no direct water supply but this could be available.

Broadband could be connected subject to terms being agreed.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council Planning Department, Beech Hurst, Weyhill Road, Andover. Tel: 01264 368000.

## VIEWING

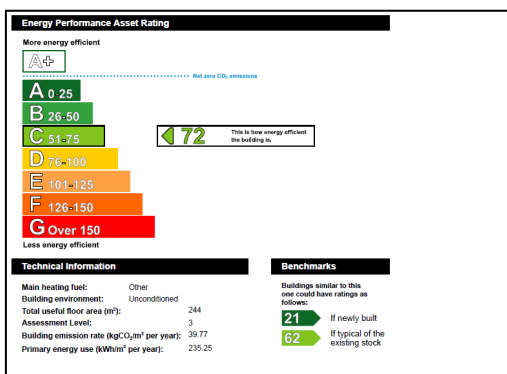
Strictly by appointment only.

Ref: DGHS/PF/A1387

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## ENERGY PERFORMANCE



## CODE FOR LEASING BUSINESS PREMISES

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).

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33 London Street, Andover, Hampshire SP10 2NU

Email: [commercial@myddeltonmajor.co.uk](mailto:commercial@myddeltonmajor.co.uk)

[www.myddeltonmajor.co.uk](http://www.myddeltonmajor.co.uk)

