

**UNIT 1 & UNIT 2 BALKSBURY HILL, UPPER  
CLATFORD. ANDOVER SP11 7LW**

**Carter Jonas**

## **TO LET/FOR SALE**

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**2 industrial / workshop units within 1.4 acre site**

**Approximately 3,028.46 Sq M (32,598 Sq Ft) combined total area**

- **Freehold**
- **Short distance from A303**
- **2 storey offices**
- **Additional stores and mezzanine floors**



### **Contact**

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# Unit 1 & Unit 2 Balksbury Hill, Upper Clatford, Andover SP11 7LW

## Location

> The property is located in Upper Clatford which is a village lying about 2 miles to the south of Andover and south of the A303 trunk road.

## Description

The subject comprises 2 separate units. Unit 1 comprises ground floor warehouse / factory accommodation divided into a number of separate segments with a height to eaves ranging between 2.74 and 3.05 metres. There are 1<sup>st</sup> floor offices, stores and further mezzanine areas with limited height.

Unit 2 comprises part office building, open sided storage and closed in storage within a former open sided agricultural style building.

The remainder of the site is currently used for parking. The site measures approximately 1.38 acres.

## Accommodation

The premises extend to the following approximate floor areas:

	Sq M	Sq Ft
Unit 1 Ground Floor	2,068.58	22,266
Unit 1 1 <sup>st</sup> Floor	473.16	5,093
<b>Unit 1 Total</b>	<b>2,541.74</b>	<b>27,359</b>
Unit 2 Offices	134.80	1,451
Unit 2 Open sided storage	146.79	1,580
Unit 2 Closed in storage	205.13	2,208
<b>Total Combined GIA:</b>	<b>3,028.46</b>	<b>32,598</b>

There are additional mezzanine areas within unit 1 amounting to approximately 166.85 sq m (1,796 sq ft).

## Terms

The premises are available on a new FRI lease on terms to be agreed.

## Rental

£145,000 per annum exclusive

## Sale Price

Price upon application

## VAT

The rental is exclusive of VAT, if applicable.

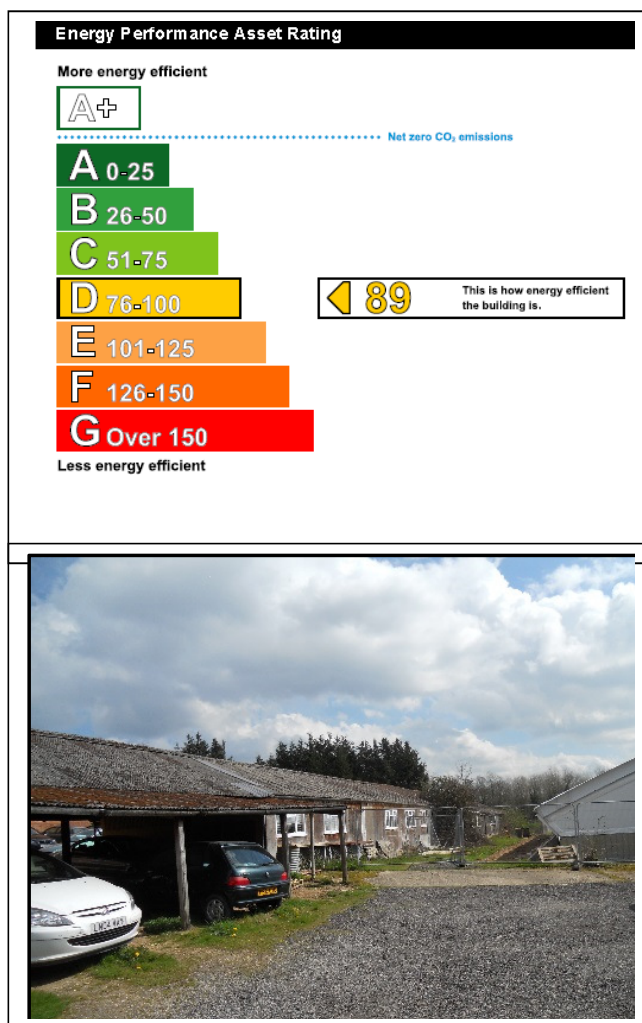
## Rateable Value

Rateable Value: £79,000

Rateable Value: £5,100

(Effective 1 April 2017)

This is an estimate only and takes no account of possible transitional adjustment.



## Contact >

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[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

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**Carter Jonas**