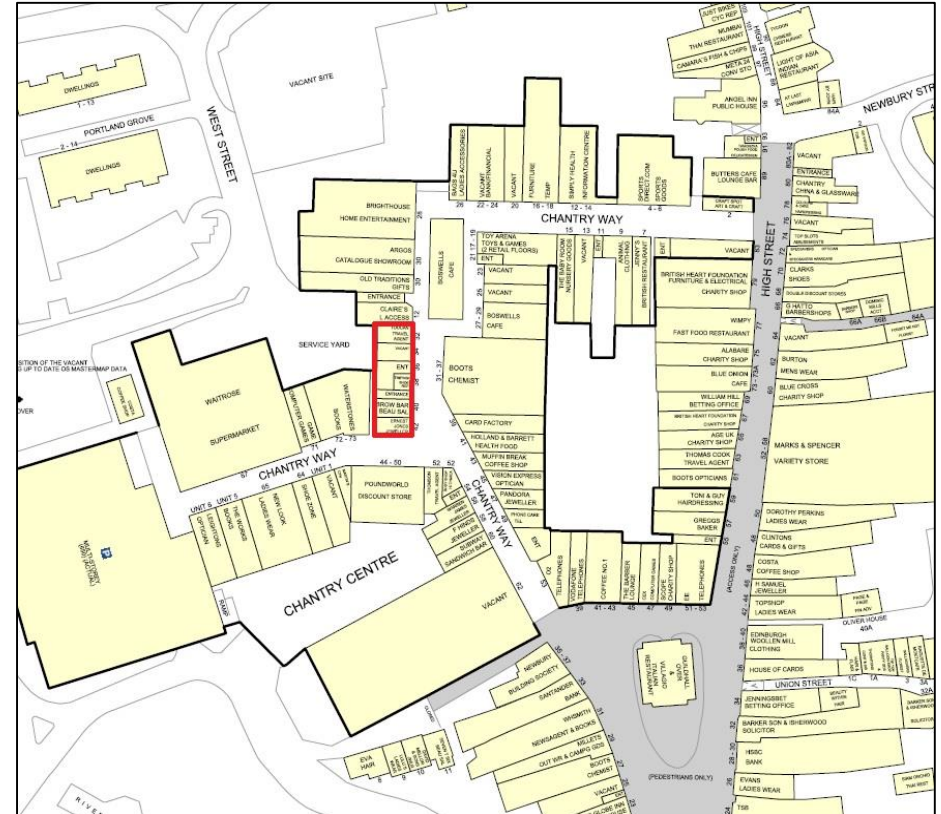


Chantry House, 38 Chantry Way, Andover, SP10 1LS

Town Centre Office Property Available By Way Of A Long Lease

4,520 – 22,600 ft² (420 – 2,100 m²)

- Suitable for a variety of uses (STP)
- In need of refurbishment



Chantry House, 38 Chantry Way, Andover, SP10 1LS

Location

The subject premises are centrally located in Andover Town Centre above the Chantry Shopping Centre and short walk from the centre's public car parks and bus station.

Description

The premises comprise a five storey office building currently in need of refurbishment and suitable for a variety of uses (subject to planning).

Accommodation

Floors	SQ FT	SQ M
First Floor	4,520	420.06
Second Floor	4,520	420.06
Third Floor	4,520	420.06
Fourth Floor	4,520	420.06
Fifth Floor	4,520	420.06
TOTAL	22,600	2,100.30

Service Charge

The combined service charge and insurance budget for 2017 is £92,000. This will be apportioned according to the space occupied by the ingoing tenant.

Business Rates

2017 - £35,000 (First & Second Floors)
2017 - £63,000 (Third, Fourth & Fifth Floors)

Occupiers should make their own enquiries with Test Valley Borough Council rates department.

The 2018/19 standard multiplier is 0.493 (49.3p payable per £1).

Legal Costs

Each party to responsible for their own legal costs incurred in any transaction.

Terms

The premises are offered by way of a new lease on terms to be agreed. Consideration will be given to a long lease.

The tenant will be responsible for rates, service charge, insurance and utilities.

VAT

It is understood VAT is payable on service charge.

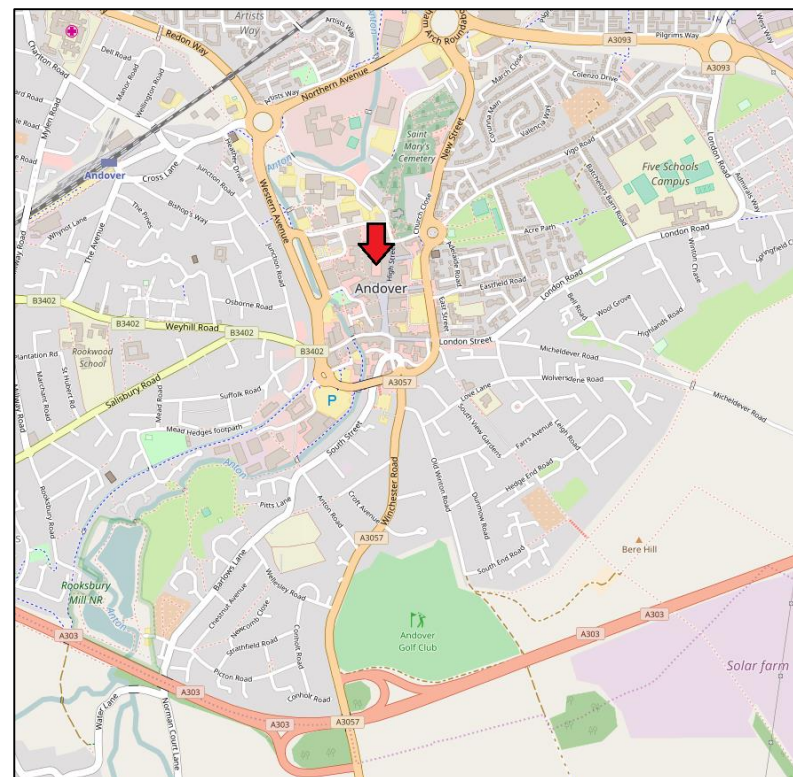
Energy Performance Asset Rating

First Floor – D83
Second Floor – D95
Third Floor – D97
Fourth Floor – D97
Fifth Floor -

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment:

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Realest
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stuart.cook@realest.uk.com



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