

# FOR SALE/TO LET

Carter Jonas



**20 & 21 North Way  
Walworth Industrial  
Estate, Andover,  
Hampshire, SP10 5AZ**

**Detached Warehouse/ Production Facility  
From 12,216 to 34,864 Sq Ft  
(1,135-3,239 Sq M)**

- Excellent Access to A303
- Established Business Location
- Close proximity to key transport links
- Prime Employment Area

## LOCATION

The property is located on the Walworth Industrial Estate which occupies a strategic location just off the A303 trunk road providing a direct dual carriageway access to the M3 and The A34 trunk road which connects the South Coast ports with the Midlands via the M40. Andover has experienced significant growth over recent years and is now home to the co-operative Group with a new 470,000 sq ft distribution depot as well as other well known occupiers including Simply Health, Stannah, Twinings, Euronics and Ocado.

## DESCRIPTION

The property comprises a steel portal frame building arranged over three bays comprising warehousing with a production facility. Ancillary accommodation is positioned at the front of the building over two storeys to include offices, canteen area, locker and changing rooms, a reception and laboratory.

## SPECIFICATION

- A Self contained secure site.
- Modern warehouse and production facility with mezzanine.
- 6m eaves to the warehouse rising to 7.3m to pitch.
- Racking to warehouse can be left insitu.
- Canteen and changing areas.
- Administrative offices.
- Covered loading area.
- State of the art clean room facilities.
- Temperature controlled environment.
- Potential for a number of production uses including:- pharmaceuticals, cosmetics, paint, food stuffs, aerosols and medical devices.

## ACCOMMODATION

The property has been measured on a gross internal area basis. The floor areas are noted below:

ACCOMMODATION	Sq M	Sq Ft
Ground Floor Warehouse	1,135	12,216
Ground Floor Production	826.51	8,897
Ground Floor Manufacturing Rooms	183.00	1,970
Ground Floor Offices/ Ancillary	223.65	2,407
First Floor Offices/ Ancillary/ Laboratory	363.46	3,912
Production Mezzanine	394.00	4,241
External Canopy	113.40	1,221
<b>TOTAL</b>	<b>3,239.02</b>	<b>34,864</b>

## TERMS

The long leasehold interest is available as a whole to purchase, alternatively, the property is available to rent as a whole or in part. Please apply to the agents for quoting price / rent and details of the ground rent payable.

## RATEABLE VALUE

Rateable Value: £145,289

Rates Payable (2018/2019): £71,627.47 (using the multiplier of 0.493)

Please note that this is an estimate only and takes no account of possible transitional adjustment.

## TRAVELLING TIMES

### By Road

A303 - 0.5 miles

A34 - 7 miles

M3 Junction 8 - 13 miles

M4 Junction 13 - 21 miles

M25 - 49 miles

### Nearby towns and cities

Winchester - 15 miles

Newbury - 17 miles

Basingstoke - 22 miles

Salisbury - 23 miles

Southampton - 30 miles

Reading - 39 miles

Portsmouth - 46 miles

London - 70 miles

Bristol - 71 miles

Exeter - 105 miles

## EPC

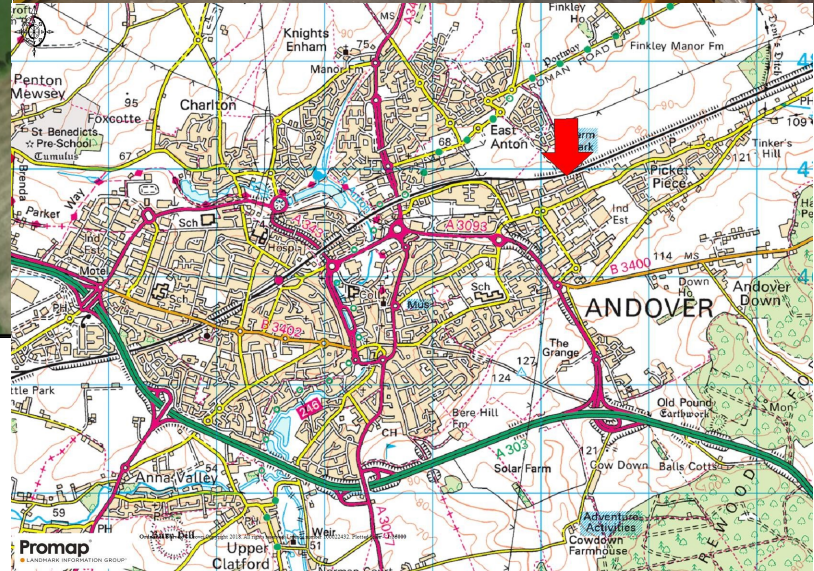
The EPC rating of this property is 88 (D).

## VAT

All figures are exclusive of VAT, if applicable.

SUBJECT TO CONTRACT





For identification purposes only

## FURTHER INFORMATION

Should you require further information please contact:

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## IMPORTANT INFORMATION

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