

## 2 Church Close, Andover, SP10 1DP

Town Centre Office Suites

From 188 sq ft to 649 sq ft

(17.47 sq m to 60.29 sq m)

**To Let**



## LOCATION

Andover is an important commercial centre at North Hampshire situated on the A303 trunk road. The A303 links directly to the M3 at Junction 8 approximately 20 miles to the east giving access to London and the M25. The A303 interconnects with the A34 dual carriageway running North on the M3 at Winchester and linking to Newbury, Oxford and The M40. There is a main line railway connection to London Waterloo (approximately 70 minutes)

## SITUATION

Church Close is situated on the north eastern edge of the Town Centre, within easy walking distance of the High Street and main shopping centre, The Chantry Centre. It adjoins the A3057 (East Street), which forms the inner ring road. Church Close has a number of occupiers including The Dental Surgery, The Andover Museum and a Public House.

## DESCRIPTION

The premises comprise first and second floor office suites in a recently refurbished building. The entrance hallway leads to stairs to the first and second floor. The offices are within easy walking distance of the High Street and town centre amenities.

The first floor comprises a range of individual offices and shared cloakroom facilities.

## ACCOMMODATION/RENTS

Room No.	Floor Area Sq Ft	Floor Area Sq M	Rent (£/pa)
<b>First Floor</b>			
2	503	46.69	£5,000
5 & 6	461	42.82	Let
7	188	17.47	Let
<b>Second Floor</b>			
8	645	59.92	Let

## LEASE TERMS

### Suite 2

A new proportional full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable for the upkeep and maintenance of the common areas of the building.

## VAT

Rent exclusive of VAT. (if applied)

## BUSINESS RATES

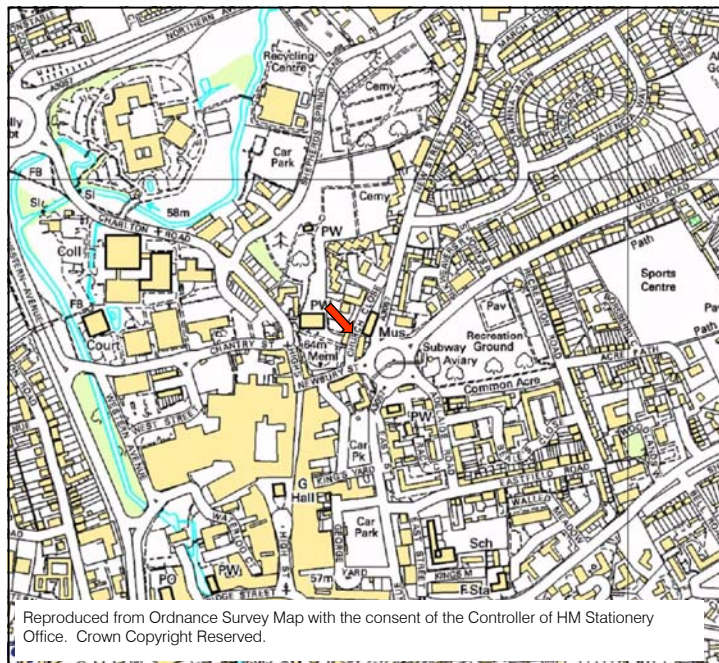
To be assessed.\*

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

## SERVICES

Mains electricity, gas, water and drainage available.

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, Beech Hurst, Weyhill Rd, Andover, SP10 3AJ. Tel: 01264 368000.

## VIEWING

Strictly by appointment only.

Ref: GM/JW/17515-2

## ENERGY PERFORMANCE



## CODE OF PRACTICE

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk).

## DISCLAIMER

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