

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

Carter Jonas

TO LET/FOR SALE

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

Paul Russell FRICS

T: 01962 833382

E: paul.russell@carterjonas.co.uk

9/10 Jewry Street, Winchester, SO23 8RZ.

Ben Welch MRICS

T: 01962 833388

E: ben.welch@carterjonas.co.uk

9/10 Jewry Street, Winchester, SO23 8RZ

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 1st 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 st Floor	473.16	5,093
Unit 1 Total	2,541.74	27,359
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
Total Combined GIA:	3,028.46	32,598

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

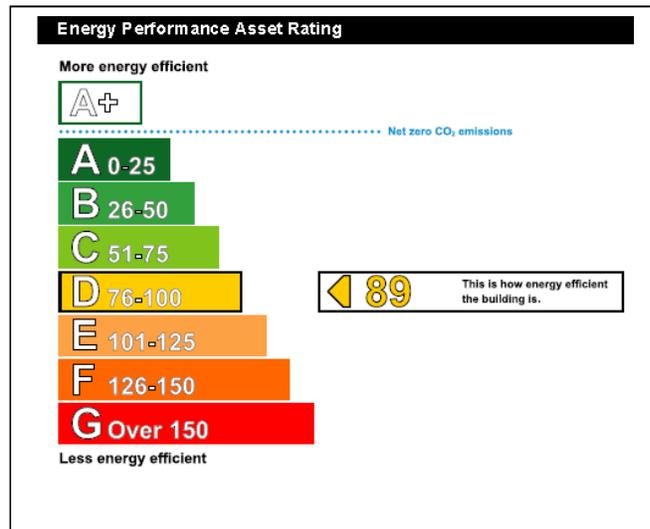
VAT

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

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