

TO LET / FOR SALE

Modern High Quality Business Unit

2,786 sq ft [258.83 sq m]



Unit 8 Focus 303

Focus Way

Walworth Business Park

ANDOVER

SP10 5NY

Location

Andover is an important commercial centre of north Hampshire, situated on the A303 Trunk Road. The A303 links directly to the M3 at Junction 8, approximately 20 miles to the east, London and the M25 and interconnects with the A34 dual carriageway running north from the M3 at Winchester, linking Newbury and Oxford to the M40. Main line railway connection to London Waterloo (approximately 70 minutes).

The property is set within a courtyard development of 25 units on the Walworth Business Park, which is the largest of the main business parks in the town and boasts occupiers such as Twinings, Ocado, Petty Wood, Booker Wholesale and Cengage Learning.

Andover is a town that is experiencing a significant level of growth with the development of the Picket Twenty and Picket Piece residential schemes pushing the population well beyond 55,000. Commercially, over 350,000 sq ft of speculative industrial development has taken place due to the demand for premises in the town.

Description

The property comprises a mid-terrace business unit that offers smart recently refurbished office / laboratory accommodation on the first floor and predominantly storage / light industrial space on the ground floor. The property also benefits from a smart reception area and meeting room, three phase power supply, gas fired central heating, air conditioning, loading door, 4 car parking spaces and shared loading area to the front of the unit

Accommodation

Ground floor	1,400 sq ft	(130.03 sq m)
First floor	1,386 sq ft	(128.80 sq m)
Total	2,786 sq ft	(258.83 sq m)

Lease Terms

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

Rent

£18,500 per annum exclusive

Price

£180,000

The property is held on a ground lease. Terms available upon request.

VAT

Price exclusive of VAT (if applied).

Business Rates

Rateable Value: £11,250*

Rates payable for year ending 31/03/18: £5,242

*interested parties should satisfy themselves that the Rateable Value/Rates payable are correct. 100% Small Business Rates relief may be available, subject to status

Services

Mains electricity, 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 Road, Andover, SP10 3AJ. Tel: 01264 368000.

EPC

C66

Viewing

Strictly by appointment only.



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