

Myddelton & Major

FOR SALE



Two Commercial Buildings In About 0.4 Acres



Manor Farm
Monxton Road
Abbotts Ann
Andover
SP11 7DB

Industrial/Office Units
3,570 sq ft (331.60 sq m)

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 located in a rural situation on Abbotts Ann Road between the villages of Monxton and Abbotts Ann, with Andover the nearest town 3 miles east.

Description

The property is a commercial site of approximately 0.2 acres (0.08 ha) with former farm buildings converted for industrial/office use. Externally the property has concrete hardstanding yard areas and good car parking to the front of the buildings.

Planning

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to the Agent: Myddelton & Major, The Old Police House, Stockbridge, SO20 6HE. Tel: 01264 810400.

Accommodation

Unit 5	1,400 sq ft	(130.02 sq m)
Unit 6	2,170 sq ft	(201.58 sq m)
Total	3,570 sq ft	(331.60 sq m)

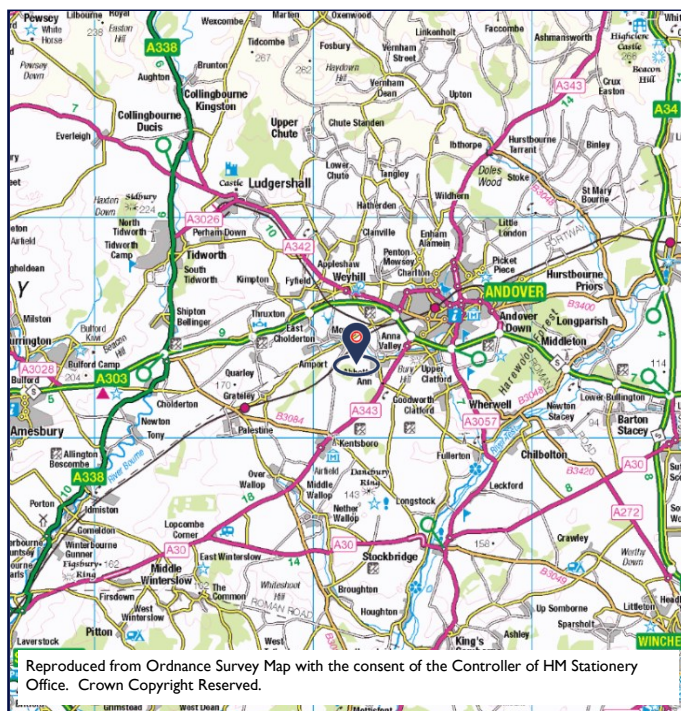
Tenure

Freehold.

Business Rates

To be assessed*

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



Reproduced from Ordnance Survey Map with the consent of the Controller of HM Stationery Office. Crown Copyright Reserved.

Price

£450,000

Agents note: Units 1, 2 and 3 and Unit 4 (shown on site plan) are also available.

VAT

Price not subject to VAT.

Money Laundering Regulations

Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Code for Leasing Business Premises

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which 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 through the RICS web-site, www.rics.org.

Services

Mains electricity and water. Private drainage. metered service connections.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Energy Performance

Unit 5 has an EPC rating of B40.

Unit 6 has an EPC rating of C71.

Viewing

Strictly by appointment only.

Ref: DGHS/LH/A1549

Site Plan - Manor Farm, Abbots Ann



The extent of the property is edged red.

(Units 1, 2 & 3 and Unit 4 are also available).