

**45 Macadam Way,
West Portway Business Park,
Andover, SP10 3XW**

Warehouse Unit

31,246 sq ft (2,902.75 sq m)

On a Site of 2.63 acres (1.64 ha)

To Let



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).

SITUATION

Macadam Way is situated on West Portway Business Park, which lies to the west of the town centre. It has direct access to the A303 south west trunk route at the Weyhill Road junction. West Portway is home to a wide range of industrial and distribution occupiers.

DESCRIPTION

The property comprises a detached warehouse unit on a self contained plot with its own substantial yard. The building is of steel frame construction with insulated profile steel cladding to walls and roof. To the front of the building is a two storey office block in brick elevations.

The warehouse space is served by five up and over shutter loading doors and has a minimum eaves height of 19' 8". The warehouse has LED lighting.

The offices are finished to a good standard with fitted carpets, suspended ceiling with LED and Category II lighting, central heating via biomass boiler and some air conditioning. There are male and female cloakroom facilities on ground and first floor, together with kitchen facilities.

There is a substantial yard at the rear of the site. There are approximately 25 car parking spaces. The building is served by a weighbridge.

ACCOMMODATION

Warehouse	24,370 sq ft	(2,263.97 sq m)
Ground Floor Offices	2,523 sq ft	(234.39 sq m)
First Floor Offices	4,353 sq ft	(404.39 sq m)
Total	31,246 sq ft	(2,902.75 sq m)

TENURE

Assignment.

LEASE TERMS

The property is held under a full repairing and insuring lease for 20 years with effect from 28 March 2018, with 5 yearly rent reviews.

RENT

£200,000 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

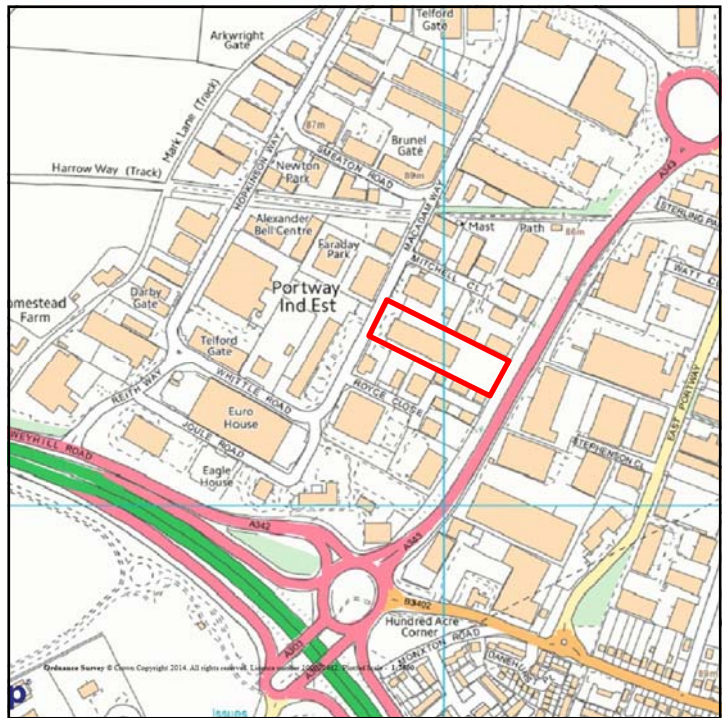
To be assessed*.

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

SERVICES

Mains electricity (3 phase), 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

The building has planning consent for storage and distribution within Class B8 (Ref: TVN.04257/2). 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.

VIEWING

Strictly by appointment only.

Ref: DS/JW/19052

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.leasingbusinesspremises.co.uk.

DISCLAIMER

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