

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

The Courtyard, 15 Winchester Road, Basingstoke, Hampshire, RG21 8UE

EMAIL info@londonclancy.co.uk TEL +44 (0)1256 462222 FAX +44 (0)1256 840146

Basingstoke Camberley Southampton Winchester www.londonclancy.com



FOR SALE / TO LET

Detached Industrial/Workshop Unit

13,261 sq ft [1,247.37 sq m]



Unit 4, North Way

Walworth Business Park

ANDOVER

SP10 5AZ

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).

Unit 4 occupies a prominent position on North Way, Walworth Business Park, which is Andover's largest commercial area and is currently undergoing a program of regeneration.

Description

The property comprises a detached industrial unit of steel portal frame construction, with precast concrete panel elevations and five loading doors serving the workshop. The property benefits from 4.45 metre eaves height, three phase power supply, staff canteen, mezzanine floor and tarmac yard. Adjoining the workshop there are two storey offices, carpeted throughout and specified with Category II lighting, wall mounted electric and computer points and heated by radiators. To the front of the site there is parking for approximately 7 vehicles.

Accommodation

Ground floor	9,094 sq ft	(845.02 sq m)
First floor	4,167 sq ft	(387.23 sq m)
Total	13,261 sq ft	(1,247.37 sq m)

Tenure

The property is held on a long lease for a period of 99 years from 2nd August 1973 at a passing ground rent of £11,308 per annum, subject to 25 yearly rent reviews. Alternatively, the premises are available on a new occupational lease on terms to be agreed.

Price / Rent

£375,000 exclusive for the Long Leasehold

£50,000 per annum

VAT

Price / Rent exclusive of VAT (if applied).

Business Rates

Rateable Value: TBA

Rates payable for year ending April 2017/18: TBA

*interested parties should satisfy themselves that the Rateable Value/Rates payable are correct.

Services

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

EPC

Unit 4: D76

Agent's note

Vacant possession available from March 2018.

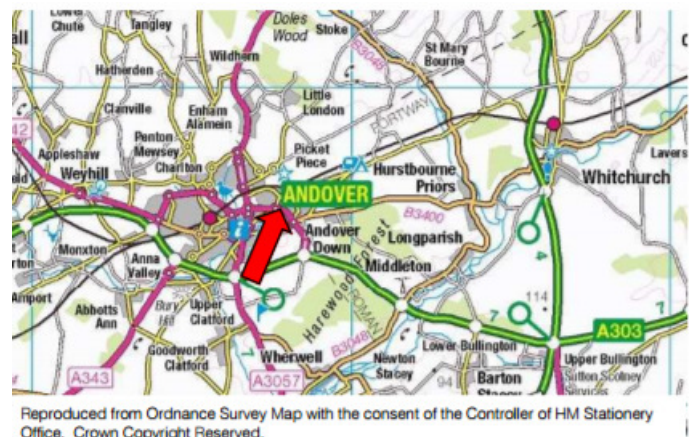
Viewing

Strictly by appointment only.



Keith Enters MRICS

keithenters@londonclancy.co.uk



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a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items.

d) No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property.

Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.

Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Nov17