

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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TO LET / FOR SALE

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 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. Alternatively, the Long Leasehold interest can be purchased (terms available on request).

Rent / Price

£11,200 per annum exclusive

£95,000 for the Long Leasehold

Misrepresentation Act 1967 – London Clancy for themselves and for the vendors/lessors of this property whose agents they are, give notice that:

- 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.
- 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.
- 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.
- 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

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. London Clancy will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by London Clancy does not guarantee acceptance by the landlord. Feb18

Business Rates

Rateable Value: £22,250*

Rates payable for year ending 31/03/21: £10,969.25

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

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

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Viewing

Strictly by appointment only.



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