

Units 4 & 5, Parnell Court, East Portway Industrial Estate, Andover, SP10 3LX

Industrial/Warehouse Units

2190 to 4418 sq ft

(203.45 to 410.43 sq m)

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

Parnell Court is situated on the East Portway Industrial Estate, which lies on the western outskirts of Andover, on the junction of Weyhill Road with A303.

DESCRIPTION

The units comprise two adjoining terraced industrial/warehouse units of steel frame construction with cavity brick elevations and insulated roofs.

Units 4 & 5 are currently interconnected and are available either as a whole or as two individual units. Features include:-

- Ground and first floor fitted offices.
- Sliding shutter loading doors (11' 11" x 14' 2" high).
- 3 Phase power supply.
- Male & Female cloakrooms.

ACCOMMODATION

Unit 4

Ground Floor

Warehouse	1578 sq ft	(146.60 sq m)
Offices	325 sq ft	(30.19 sq m)

First Floor

Offices	325 sq ft	(30.19 sq m)
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Total	2228 sq ft	(206.98 sq m)
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Unit 5

Ground Floor

Warehouse	1560 sq ft	(144.92 sq m)
Offices	315 sq ft	(29.26 sq m)

First Floor

Offices	315 sq ft	(29.26 sq m)
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Total	2190 sq ft	(203.45 sq m)
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LEASE TERMS

A new full repairing and insuring lease(s) for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable for the maintenance and upkeep of the common areas of the Business Centre.

RENT

Unit 4	£14,950 per annum exclusive.
Unit 5	£14,950 per annum exclusive.

VAT

Rent exclusive of VAT (if applied)



BUSINESS RATES

Rateable Value: £20,750 (as a whole).*

Rates payable for year ending 31/03/22: £10,354.25.

*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.

ENERGY PERFORMANCE

Unit 4 has an EPC rating of D82 and Unit 5 has an EPC rating of D92.

VIEWING

Strictly by appointment only.

Ref: DS/JW/15975-4/5

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.

DISCLAIMER

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