

First Floor **OFFICES TO LET**

Carter Jonas



Eagle House
Joule Road
Andover
Hampshire
SP10 3UX

- Rent on application
- Situated within well located, prominent, modern, detached office building
- Excellent parking on site
- Lift access with male, female & disabled toilets & showers
- 5,692 sq ft over whole of first and part ground floor with potential to subdivide

LOCATION

The property is situated on West Point Business Park on the western side of Andover, one of the principal commercial estates in the town. The location has excellent road links being adjacent to the A303 dual carriageway providing access to the A34 / M3 motorway to the east or directly towards Exeter to the west.

The immediately vicinity is made up of a variety of commercial premises, including retail trade parks and adjoins a hotel. On the opposite side of the A303, Andover Business Park is currently under construction providing industrial and leisure units.

DESCRIPTION

The property comprises a modern, detached, purpose built, two storey office building with communal entrance lobby.

The subject comprises the whole of the first floor providing open plan floor space of a good standard of accommodation with perimeter trunking, air conditioning, raised accessed floors, male and female toilets with shower and a lift access.

In addition there is a ground floor suite, accessed off the communal hallway most recently used as a server room but which could also provide offices.

The building is set within a site of circa 1.05 acres with an excellent provision of parking and landscaped grounds.

ACCOMMODATION

The majority of the ground floor is let. The available space extends to part ground floor and first floor, with the following approximate total net internal floor area:

	Sq Ft	Sq M
TOTAL ACCOMMODATION	5692	528.84

Interested parties should undertake their own measurement survey to satisfy themselves as to the accommodation available.

RATEABLE VALUE

1st & Part Ground Floor Rateable Value: £53,000
(April 2017 Valuation Date)

This may be reassessed depending how the space is taken.

EPC

The Property has an EPC rating of 61, band C

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

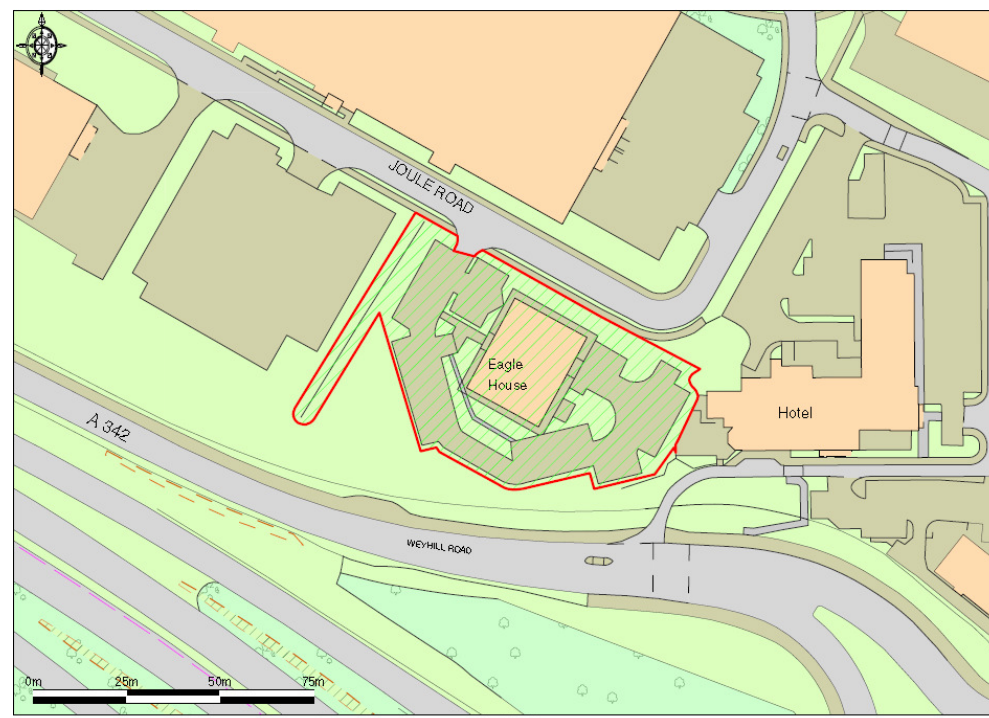
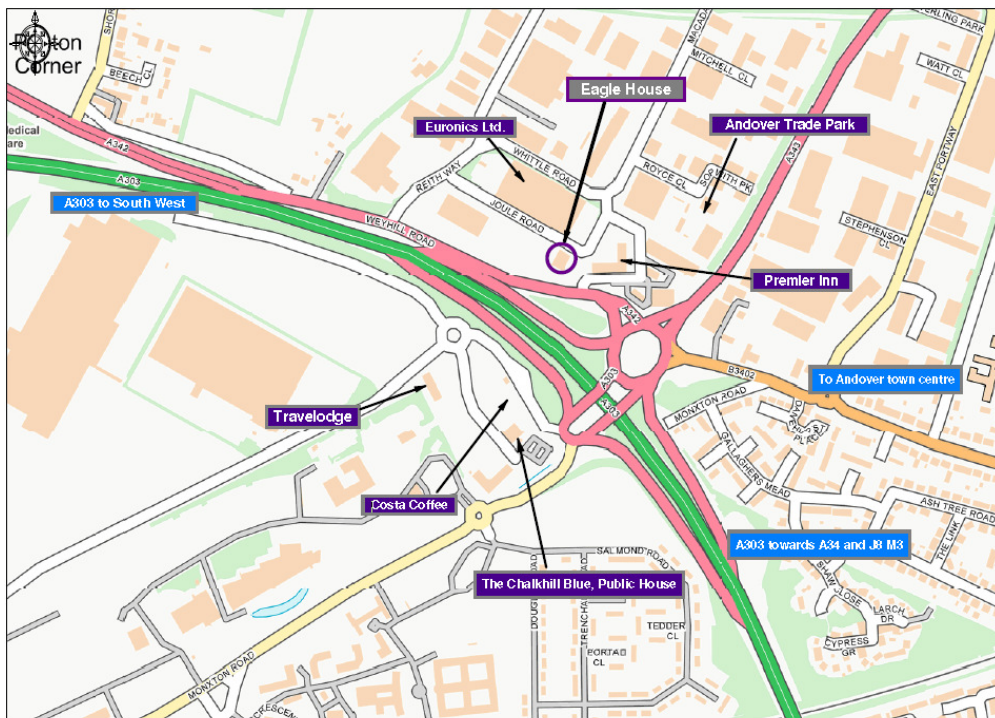
◀ 61 This is how energy efficient the building is.

VAT

Figures are exclusive of VAT, if applicable.

RENT

Figures are exclusive of VAT, if applicable.



Viewing by appointment, contact

Paul Russell FRICS

01962 833382

paul.russell@carterjonas.co.uk

Ben Welch MRICS

01962 833389

ben.welch@carterjonas.co.uk

9-10 Jewry Street, Winchester SO23 8RZ

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

Carter Jonas