

FOR SALE / TO LET

Modern Industrial/Workshop Unit

4,900 sq ft [455.24 sq m]



Unit 3, Wooler Park

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).

Wooler Park 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 modern industrial unit of steel portal frame construction benefitting from a three-phase power supply, 4.91m eaves height, 10 allocated car parking spaces and a 4.59m high by 3.52m wide concertina style loading door.

Accommodation

Warehouse	4,900 sq ft	(455.24 sq m)
Total	4,900 sq ft	(455.24 sq m)

Tenure

A long sub underlease is available for a period of 114 years less 3 days from 13th December 2017, subject to 10 yearly rent reviews.

Alternatively, the premises are available on a new occupational lease on terms to be agreed.

Price / Rent

Price upon application

£31,850 per annum

VAT

Price / Rent exclusive of VAT (if applied).

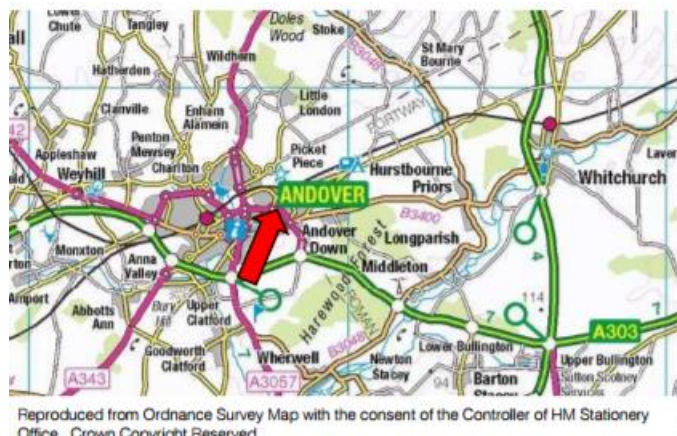
Business Rates

Rateable Value: Unit 3 - £21,000

Rates payable for year ending April 2017/18:

Unit 3 - £10,059

*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 3 - G174

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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