

Mileway

28 North Way, Walworth Business Park, Andover, SP10 5LH

ANDOVER

28 North Way

Available to Let
Fully Refurbished Net Zero Scheme
Industrial / Warehouse Premises
47,035 sq ft (4,369.7 sq m)

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The premises comprise a detached industrial/warehouse site, with air-conditioned two-storey offices, WCs and shower facilities, all on a site of 1.91 acres (0.77 hectares). The premises have an internal eaves height of 7.1 m (23'4"), 11 level access loading doors and LED lighting throughout; together with excellent parking, yard and lorry turning facilities.

A complete refurbishment programme has recently completed, which includes a complete overhaul of the roof and gutter systems and new 438 kWp Solar PV system installed to the roof, with a PV Generator surface of 1,939.2 m². Full redecoration has been undertaken throughout, including new floor finishes and new roller shutter doors.



Junction 8 of M3:
15 min drive via A303



Andover Train Station: 2 miles



Six Electric Vehicle Charging Spaces



New LED lighting throughout

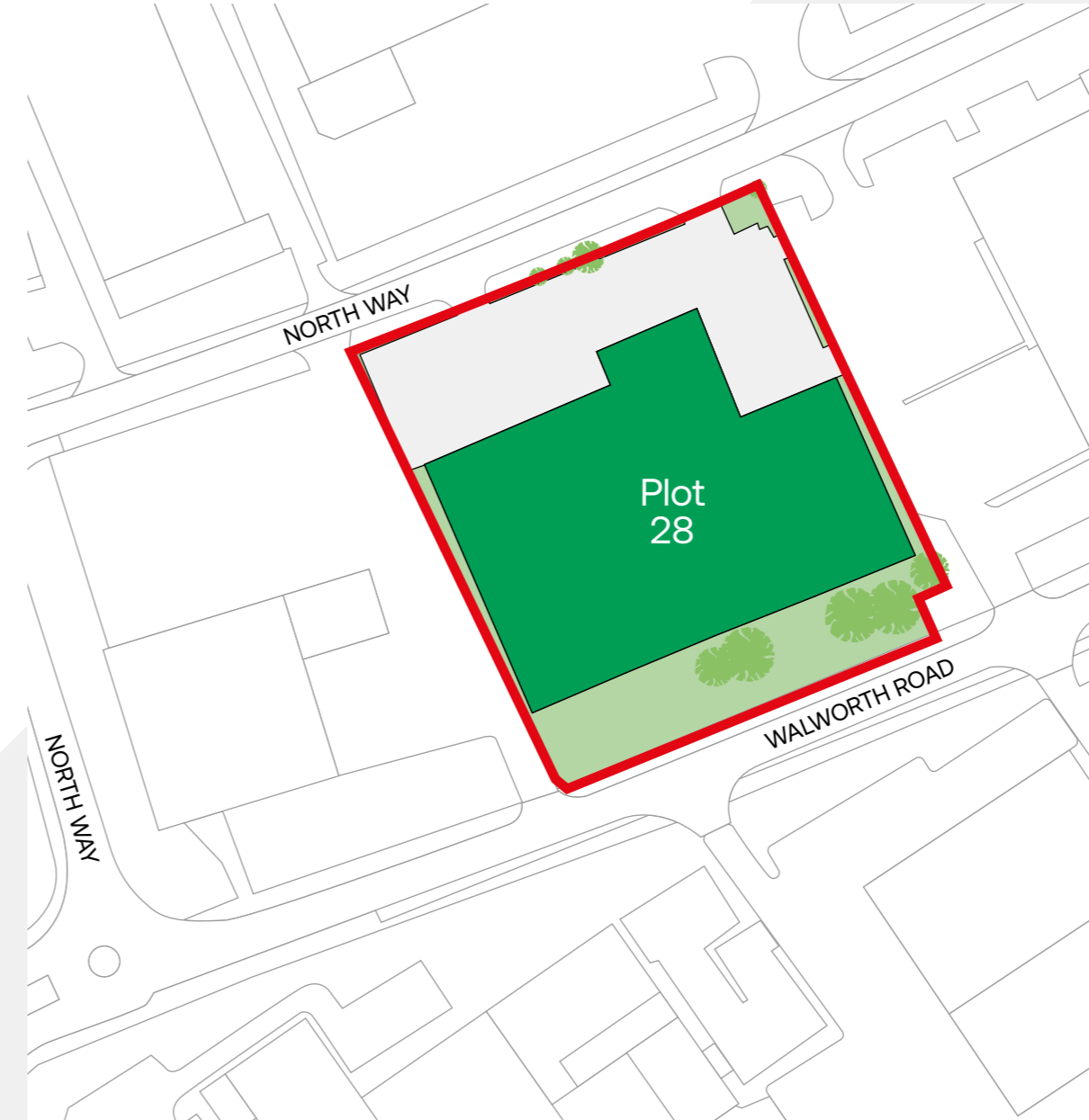


EPC A+ rating



Newly refurbished offices with air-conditioning

Siteplan



Sustainability

The roof of 28 North Way is fitted with a large PV array for sustainable electricity generation. Mileway will retain responsibility for the PV system; for the tenant's benefit and usage. The power will be charged at a competitive rate, and will be tracking RPI increase only (or equivalent growth rate) on an annual basis, the rate will last for the term of the lease and be monitored and charged through a quarterly invoice from the landlord. The PV system size is 438 KW.

Accommodation

Unit	sq m	sq ft
Industrial/Warehouse	4,047.6 sq m (GIA)	43,568 sq ft (GIA)
Office & Ancillary	322.1 sq m (GIA)	3,467 sq ft (GIA)
TOTAL	4,369.7 sq m (GIA)	47,035 sq ft (GIA)

Key Features

- Newly refurbished
- Secure yard
- Andover Train Station: 2 miles
- A303: 4 minutes drive
- EPC A+ rating



Walworth Business Park

28 North Way, Walworth Business Park, Andover, SP10 5LH

EPC

Target A

Terms

The property is available on a leasehold basis for a term to be agreed.

VAT

VAT will be payable where applicable.

Legal Costs

Each party to bear their own legal costs and the incoming tenant to pay Test Valley Borough Council's costs as freeholder (usually £1,100 per transaction).

Location

The property is located prominently on North Way, within the Walworth Business Park which lies on the eastern outskirts of Andover, next to the ring road which leads onto the A303 dual carriageway. Andover has a population in the region of 52,000 people and is scheduled to grow further over the next few years.

The town has become the home of the administrative headquarters of the British Army's Land Forces and the Co-operative Group's 43,484 m² distribution depot.

Many well-known companies are located in the Andover area including Euronics, Simplyhealth, Le Creuset, Lloyds Banking Group, Ocado, Petty Wood, Stannah Lifts and Twinings to name but a few.



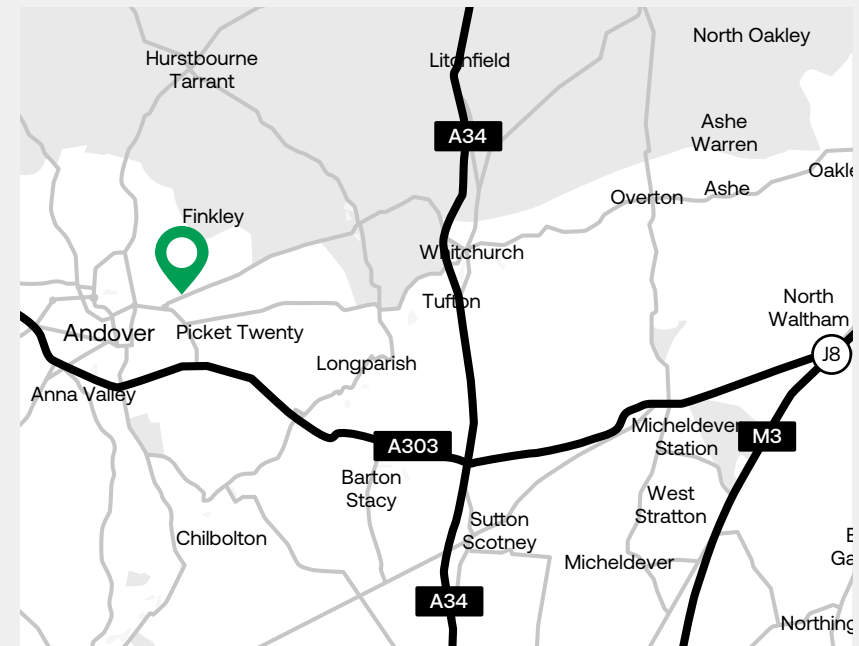
By Road

2 minutes to A303 dual carriageway



By Rail

Andover station to London Waterloo is 1hr 9mins



Viewing / Further Information



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Property owned by **Mileway**

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