



Units 8 & 9 Mayfield Avenue Industrial Estate

Fyfield Road, Weyhill, SP11 8HU

Two mid-terrace business units which can be let separately or as a whole.

2,435 to 4,870 sq ft

(226.22 to 452.44 sq m)

- 5.50 metre eaves height
- Three Phase Power Supply
- Close to the A303 dual carriageway
- Allocated parking

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Summary

Available Size	2,435 to 4,870 sq ft
Business Rates	April 2023 RVs - Unit 8 - £16500, Unit 9 - £16250
Service Charge	£2,100 per annum 2023 estimated service charge
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (124)

Description

Units 8 & 9 comprise two mid terrace industrial units that each benefit from a 5.50m eaves height, three phase power supply, up and over loading door measuring 5.00m high by 4.10m wide, ground and first floor offices, WC facilities and 5 parking spaces.

Location

The premises are located in Mayfield Avenue Industrial Estate, off Fyfield Road, in the village of Weyhill which is about 2 1/4 miles west of the A303 dual carriageway and 4 miles west of Andover Town Centre. Andover currently has a population in the region of 52,000 people and is scheduled to grow further over the next few years.

Andover is the home of the administrative headquarters of the British Army's Land Forces and the Co-operative Group's 43,484 m2 [467,891 ft2] distribution depot. In addition, many well know Companies are located in the Andover area including Britax-Excelsior, Euronics, Simplyhealth, Le Creuset, Ocado, Petty Wood, Stannah Lifts, Berry Brothers & Rudd and Twinings to name but a few.

There are good transport road links to London, The M25 and Heathrow & Gatwick Airports via the A303 dual-carriageway and M3, the West Country again by the A303 and the major South Coast Ports of Southampton and Portsmouth together with Southampton Airport via the A303/A34/M3.

Andover also has a mainline railway station on the London Waterloo - Exeter line with a journey time to London of about 70 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 8	2,435	226.22	Available
Unit - 9	2,435	226.22	Available
Total	4,870	452.44	

Terms

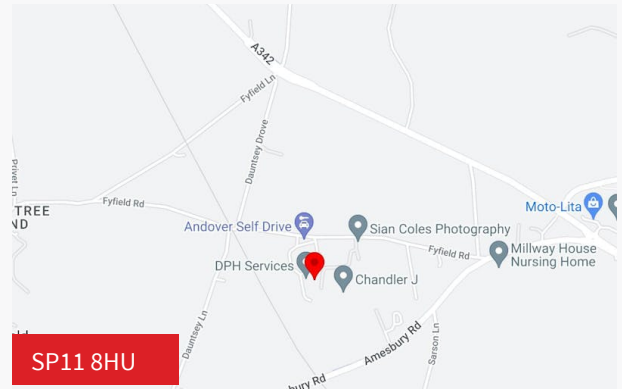
The units can be leased separately or in combination via a new full repairing and insuring lease for a period to be agreed.

Service Charge

There will be a service charge to cover maintenance of common parts, management of the development and insurance of the building.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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