



Guilbert House

Greenwich Way, Andover, SP104JZ

Offices with 200 parking spaces on a 2.2 acre (0.89 Ha) site

5,456 to 34,378 sq ft
(506.88 to 3,193.82 sq m)

- Prominent position on the corner of Greenwich Way and Newbury Road
- Headquarters office building set out over ground, first and second floors
- Capable of subdivision into smaller suites
- Lift access to all floors
- Double height atria/reception area
- Walking distance of Tesco and Sainsburys and the Glenmore Trade Park

Summary

Available Size	5,456 to 34,378 sq ft
Rent	£16 per sq ft
Price	Offers in excess of £4,000,000
Rates Payable	£180,480 per annum 1st April 2023 Rateable Valuation
Rateable Value	£352,500
Service Charge	A service charge will be payable in respect of the upkeep of communal areas and utilities if the building is multilet.
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

Description

The property comprises a headquarters office building set out over ground, first and second floors and is capable of subdivision into smaller suites. The offices are well specified and benefit from an open plan layout to the main suites. There is lift access to all floors and a double height atria/reception area.

The building is set within landscaped grounds of approximately 2.2 acres (0.89 Ha) with a total of 200 car parking spaces allocated at a ratio of 1:172 sq ft.

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).

The property occupies a prominent position on the corner of Greenwich Way and Newbury Road, a busy main road route that links to the Andover Ring Road.

The site is situated within walking distance of the Tesco and Sainsbury supermarkets, the Glenmore Trade Park, which is currently occupied by Topps Tiles, Magnet Kitchens and Formula 1 Autocentres and the Enham Arch Retail Park, whose occupiers include Halfords, B&M, Next, KFC, Wickes and The Range.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Availability
Ground Floor West	5,511	511.99	Available
Ground Floor East	5,518	512.64	Available
Reception	732	68.01	Available
1st Floor West	5,496	510.60	Available
1st Floor East	5,507	511.62	Available
1st Floor Internal Balcony	193	17.93	Available
2nd Floor West	5,463	507.53	Available
2nd Floor East	5,456	506.88	Available
2nd Floor Meeting Room	502	46.64	Available
Total	34,378	3,193.84	



Viewing & Further Information

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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.

Terms

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed for all or part of the premises. Alternatively, the freehold interest is available to purchase.

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.

Legal Costs

Each party is to bear their own legal costs.