

Business Units, Industrial / Warehouse

FOR SALE



CURCHOD&CO

INCORPORATING LONDON CLANCY



Unit 9, Focus 303

Focus Way, Walworth Business Park, Andover, SP10 5NY

Mid terrace business unit

1,835 sq ft

(170.48 sq m)

- Loading door (currently not operational) 2.89m wide by 2.56m high
- Ground floor storage / workshop
- First floor offices
- Allocated parking

Summary

Available Size	1,835 sq ft
Price	£150,000 For the ground leasehold interest. VAT is payable
Rates Payable	£6,112.75 per annum
Rateable Value	£12,250
Service Charge	£725 per annum VAT is payable on the service charge.
EPC Rating	Upon Enquiry

Description

The property is a mid-terrace business unit with accommodation set over ground and first floors. The ground floor is a workshop / storage area with a safety vinyl floor covering, suspended ceiling with LED light panels, surface mounted electrical / computer points and wall-mounted radiators. To the rear of the ground floor, there is a storage area with concrete floor, which also has a disabled access WC, small kitchenette and gas boiler.

The first-floor is offices with carpet tile floor coverings, suspended ceiling and LED light panels. There are two smaller office rooms of stud partitioning and to the rear of the first floor there is a separate store / additional office, which has perimeter trunking and an air conditioning unit. There is a loading door (currently not operational), measuring 2.89m wide x 2.56m high and to the front of the property there are 3 marked car spaces allocated to the property.

Location

The property is set within a courtyard development of 25 units on the Walworth Business Park, which is the largest of the main business parks in the town. Andover currently has a population in the region of 52,000 people and is scheduled to grow further over the next few years. 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.

Andover has good road links to: London, the M25 and Heathrow & Gatwick Airports by the A303 dual-carriageway and M3; the West Country again by the A303; the major South Coast Ports of Southampton and Portsmouth together with Southampton Airport by the A303/A34/M3; and, the Midlands and the North by the A303/A34/M40. Andover also has a mainline railway station on the London, Waterloo - Exeter line with a journey time to London of about 70 minutes.

Accommodation

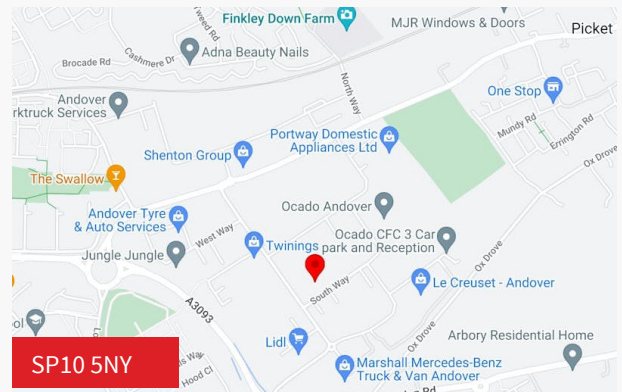
Name	sq ft	sq m
Ground - Ground Floor	931	86.49
1st - First Floor	904	83.98
Total	1,835	170.47

Terms

The property is held on the residue of a lease for a term of 125 years (less 3 days) from 29th April 1988 and the passing rent is currently £1,200 + VAT, subject to 5-yearly rent reviews based on 10% of the open market rent for the property.

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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