



8a Hopkinson Way

Portway West Business Park, Andover, SP10 3LF

Detached Industrial / Warehouse unit with secure yard

14,188 sq ft
(1,318.11 sq m)

- Recently refurbished two-storey office accommodation.
- 5.30m eaves height.
- LED lighting.
- Two roller shutter loading doors 4m (w) x 4.5m (h)
- 3 Phase power supply

Summary

Available Size	14,188 sq ft
Rent	£117,500.00 per annum
Rates Payable	£39,168 per annum
Rateable Value	£76,500
EPC Rating	C (70)

Description

The property comprises a detached industrial / warehouse unit with recently refurbished two-storey office accommodation. The unit benefits from a three-phase power supply, 5.30m eaves height, two roller shutter loading doors each measuring 4m wide by 4.50m high and LED lighting.

To the front of the unit there is parking for 13 cars and along the flank elevation there is an 11m deep concrete surfaced service yard with palisade style fencing. Vacant Possession is available from 1st March, 2024.

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 Hopkinson Way, Portway West Business Park, which is one of Andover's premier commercial areas and within half a mile of the nearby Hundred Acre Junction of the A303. Nearby occupiers include Plumb Centre, Howard Tenens, Mole Valley Country Stores and Enterprise Rent-a-car.

Accommodation

The accommodation comprises the following areas:

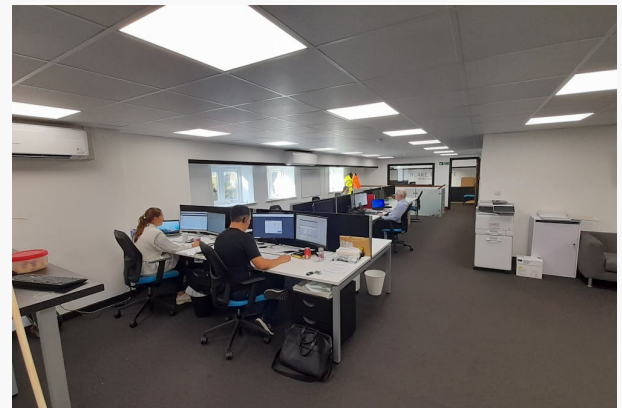
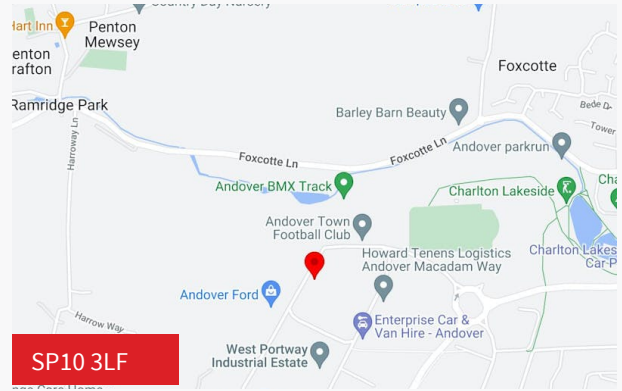
Name	sq ft	sq m	Availability
Ground - Floor	12,438	1,155.53	Available
1st - Floor	1,294	120.22	Available
Ancillary - Lean-to	456	42.36	Available
Total	14,188	1,318.11	

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

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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