



Unit 2, Newton Park

Portway West Business Park, Andover, SP10 3SH

Trade Counter / Warehouse Unit

1,887 sq ft

(175.31 sq m)

- Roller Shutter Loading Door
- Allocated Parking with Shared Loading Yard
- Three Phase Power Supply
- Ground Floor Office

Summary

Available Size	1,887 sq ft
Rent	£18,900.00 per annum
Rates Payable	£5,863.25 per annum
Rateable Value	£11,750
Service Charge	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (89)

Description

The property comprises a semi-detached industrial unit of steel portal frame construction, with a small office, kitchenette and WC facilities. The unit benefits from 4.40m eaves heights and an electric roller shutter door measuring 3.40m wide by 3.52m.

The property has the benefit of a Trade Counter User Clause and is situated opposite Wolsley on Newton Park. Other nearby trade users include Graham Plumbing, Enterprise Rent-a-Car and CEF Electrical.

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. Andover has a main line railway connection to London Waterloo (approximately 70 minutes).

The property occupies a prominent position on the corner of Hopkinson Way and Smeaton Road, within the 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.

Terms

The property is available on a new full repairing and insuring lease from 18th December 2024 or potentially sooner, by negotiation".

Service Charge

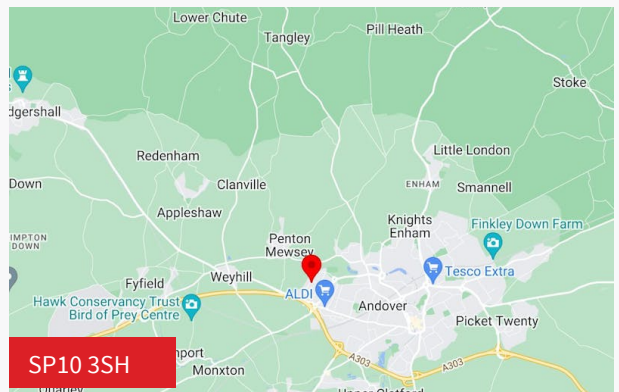
There is a service charge for the maintenance and repair of the communal parts of the property. More information is available on request.

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

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.



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