

TOWN CENTRE OFFICE SUITE



SECOND FLOOR, 4 BRIDGE STREET, ANDOVER, SP10 1BH

- 47.0 m² [506 ft²]
- Excellent, second floor, office suite
- Prominent location
- Gas-fired central heating
- Lighting
- 3 core perimeter trunking
- Laminate flooring
- Kitchenette
- Shared use of WCs

NO
BUSINESS RATES
TO PAY
WITH
SMALL BUSINESS
RATE RELIEF

TO LET

**Stratfords
Commercial**
Chartered Surveyors

1-5 London Street · Andover · SP10 2NU

01264 351622

www.stratfords-commercial.co.uk



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LEASING BUSINESS PREMISES

The Code for Leasing Business Premises, England and Wales 2020 is available to download at:

www.rics.org/globalassets/code-for-leasing_psversion_feb-2020.pdf

TERMS

To be let for a period to be agreed at a monthly fee, payable by standing order, which will include: rent; buildings insurance; cleaning of the common parts; and maintenance of boiler, fire alarm & fire extinguishers.

The tenant will be responsible for their own business rates [which should be zero with Small Business Rate Relief], refuse collection, electricity to the suite which is sub-metered, together with 37% of the electricity, gas and water to the common parts.

There will be a deposit of one month's fee and the monthly fee will be subject to an annual RPI increase from 01 January each year.

MONTHLY FEE

£675 per month [VAT is not currently charged].

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By appointment please with the sole agents

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LOCATION

The premises are located in a prominent position in Bridge Street, just off Andover High Street, and close to several town centre car parks.

The Andover area currently has a population in the region of 52,000 people and is scheduled to grow further over the next few years.

The town has recently become the home of the new administrative headquarters of the British Army's Land Forces and the Co-operative Group's new 43,484 m² [467,891 ft²] distribution depot.

Many well known Companies are located in the Andover area including Britax-Excelsior, Euronics, Simplyhealth, Le Creuset, Lloyds Banking Group, Musgrave Group, Ocado, Petty Wood, Stannah Lifts and Twinings to name but a few.

TRANSPORT LINKS

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.

DESCRIPTION

The premises comprise an excellent second floor office suite with gas-fired central heating, lighting, 3 core perimeter trunking, laminate flooring, kitchenette and shared use of WCs.

SERVICES

Mains electricity, gas, water and sewerage.

ACCOMMODATION

	m ²	[ft ²]
Second Floor Suite	47.0	[506]
TOTAL	47.0	[506]

Approximate net internal measurements In accordance with the RICS Code of Measuring Practice 6th Edition.

RATING ASSESSMENT

Rateable Value from 01/04/2026	£4,200.00
Business Rates Payable 2022/23	£1,814.40
With Small Business Rate Relief	£0.00
Billing Authority Reference	03210255040015
Billing Authority	Test Valley Borough Council

In England and Wales small businesses are generally entitled to Small Business Rate Relief if they only occupy one commercial property and the rateable value of their premises from 01 April 2017 is less than £15,000.

The figures have been obtained from www.voa.gov.uk but do not include any adjustment for the impact of transitional arrangements. They are provided as a guide only and interested parties should check the exact liability with the Billing Authority.

ENERGY PERFORMANCE CERTIFICATE

C51 - Valid until 12/03/2033.

BUSINESS IMPROVEMENT DISTRICT

The premises are within a BID but as the Rateable Value is under £10,000 they are not subject to a charge of 2% of the Rateable Value per year.

CAR PARKING SEASON TICKETS

Test Valley Borough Council usually have season tickets available in some of the town centre parks. See www.testvalley.gov.uk or telephone 01264 368000.



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