



### TO LET

Factory/Warehouse Unit  
24,098 sq ft (2238.70 sq m)

- Modern Factory/Warehouse Unit
- Minimum Eaves Height 7.4 metres
- Two Loading Doors
- Allocated Parking

## Walworth Business Park, Andover

Unit C, 83-84 Livingstone Road, Walworth Business Park, Andover, SP10 5QZ



## 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).

Walworth Business Park is situated on the eastern edge of Andover, with good access to the A303 South West Trunk route. Other occupiers on the Estate include Twinings Tea, Ocado, Abel & Cole, Le Creuset.

## DESCRIPTION

The property comprises an end of terrace workshop/warehouse unit of steel frame construction with insulated profile steel cladding to walls and roof. The building is served by two electrically operated roller shutter doors. It is fitted with ground and first floor offices and male and female WC accommodation. It has a minimum eaves height of 7.4 metres rising to 9.5 metres at the ridge. The unit is served by a mixture of LED and high bay lighting.

Externally, there are 16 allocated car parking spaces.

## 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.

## ACCOMMODATION

Warehouse	<b>23,591 sq ft</b>	(2,191.60 sq m)
Mezzanine		
Office	<b>507 sq ft</b>	( 47.10 sq m)
<b>Total</b>	<b>24,098 sq ft</b>	<b>(2,238.70 sq m)</b>

## LEASE TERMS

A new full repairing and insuring sub-lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the site.

## RENT

£205,000 per annum exclusive.

## VAT

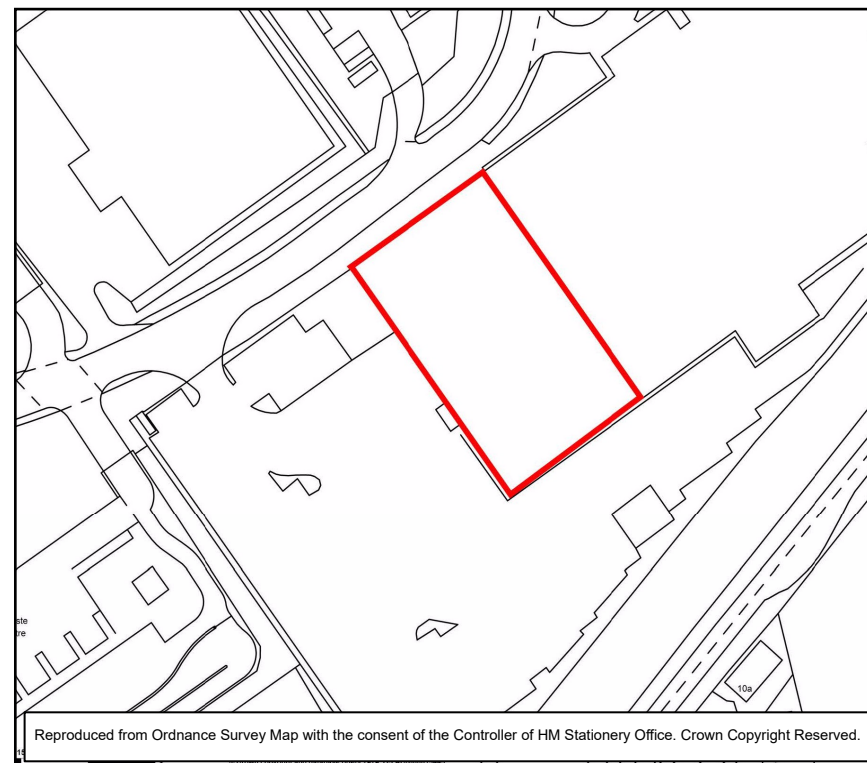
VAT payable on rent.

## BUSINESS RATES

Rateable Value: £194,000.\*

Rates payable for year ending 31/03/27: £93,120.

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.



## SERVICES

Mains electricity (3 phase), water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## ENERGY PERFORMANCE

The property has an EPC rating of D99.

## VIEWING

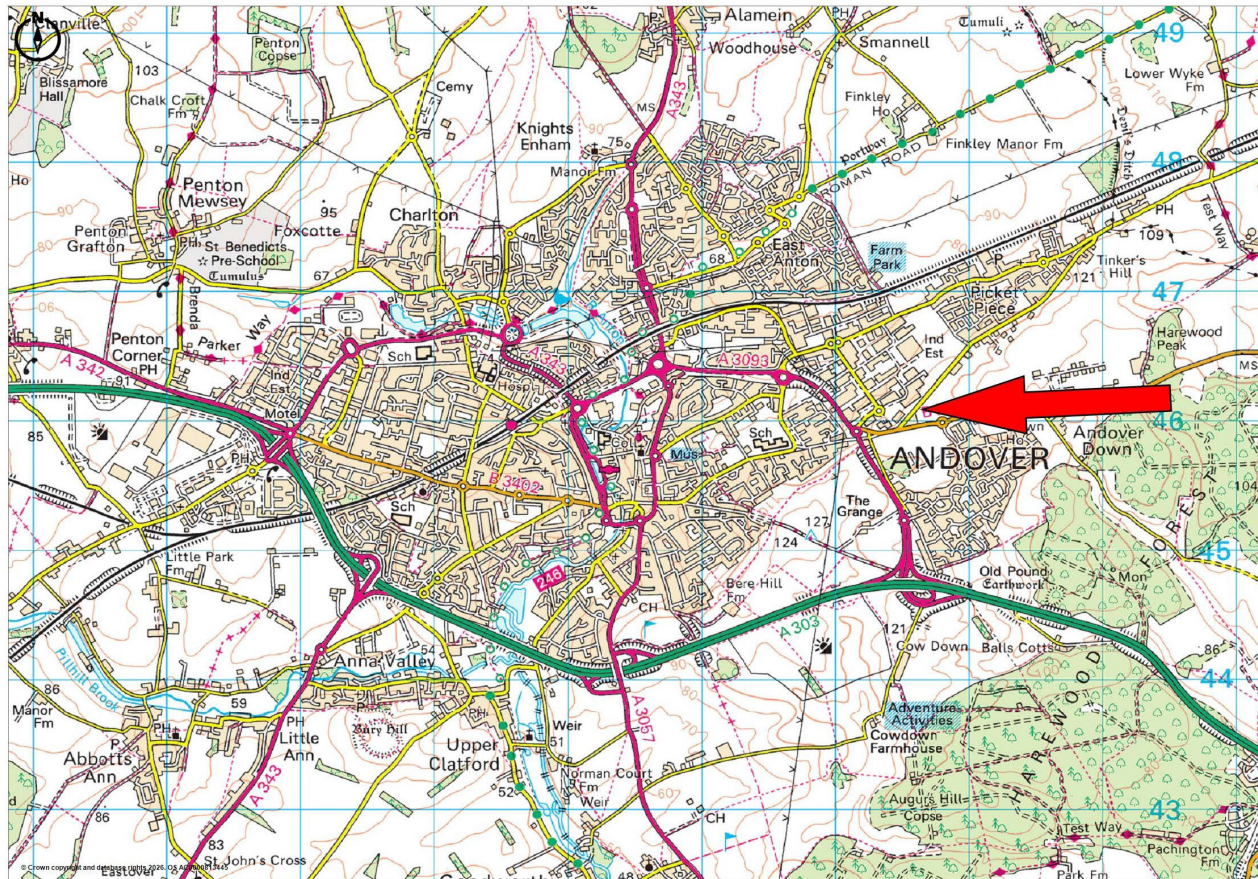
Strictly by appointment only.

Ref: DS/JW/20057

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