



TO LET

Modern Offices
5,225 to 11,260 sq ft
(485.42 to 1,046.09 sq m)

- Modern Office Accommodation
- Air Conditioning
- Reception with Lift Access
- On Site Parking

Walworth Business Park, Andover

Offices at 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 a modern two storey office building as part of a larger complex. The building has attractive glazed facade with flat panel insulated cladding.

An entrance reception leads to a lift and stairwell core servicing ground and first floor. The accommodation has a mixture of open plan and individual offices, sub-divided to provide meeting rooms as well as modern kitchen and cloakroom facilities.

The accommodation has suspended ceilings with recessed LED lighting and air conditioning cassettes. Trunking, recessed into the floor, provides data and power distribution.

Externally, there is a landscaped forecourt with visitor parking and additional staff parking on the remainder of the site.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

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

Ground Floor	5,225 sq ft	(485.42 sq m)
First Floor	6,035 sq ft	(560.67 sq m)
Total	11,260 sq ft	(1,046.09 sq m)

LEASE TERMS

A new full repairing and insuring sub-lease(s) 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

£9.00 per square foot per annum exclusive.

VAT

VAT payable on rent.

BUSINESS RATES

To be assessed.*

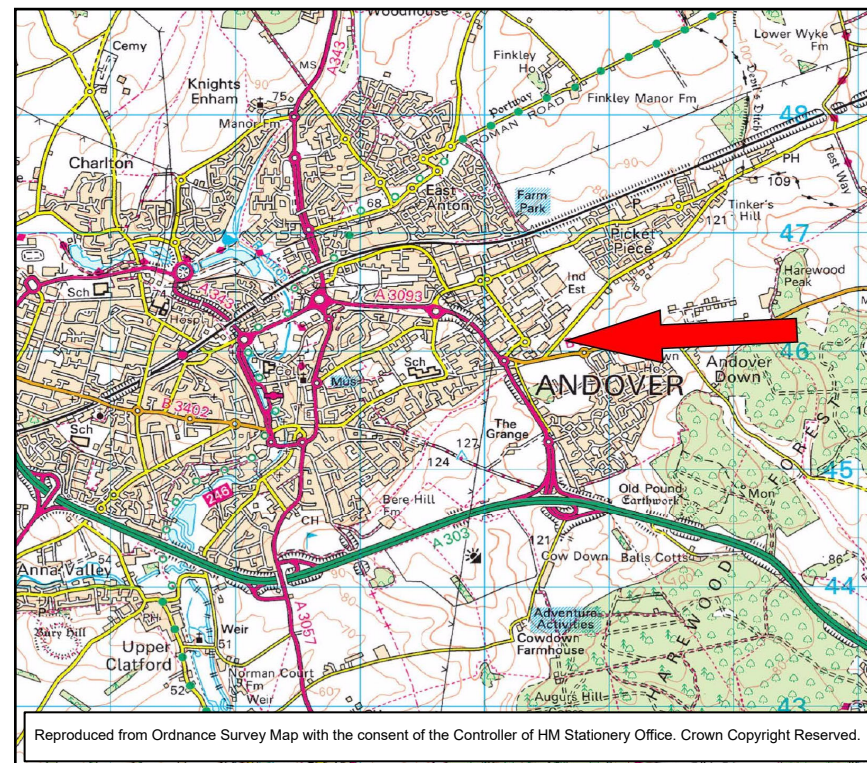
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity, 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.

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.



ENERGY PERFORMANCE

The property has an EPC rating of E124.

VIEWING

Strictly by appointment only through joint agents Myddelton & Major 01722 337577 or Curchod & Co 01256 462222.

Ref: DS/JW/20057-O

Disclaimer Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.