

## FIRST FLOOR OFFICES WITH 5 PARKING SPACES



### FIRST FLOOR, 6 & 7 WESTMARCH BUSINESS CENTRE, RIVER WAY, ANDOVER, SP10 1NS

- 101.0 m<sup>2</sup> [1,087 ft<sup>2</sup>]
- First Floor Offices
- Pleasant landscaped courtyard
- Close to Tesco Extra
- Suspended ceilings
- Recessed lighting
- Perimeter trunking
- Heating
- Carpets
- Kitchenettes
- WCs
- 5 parking spaces

**BUSINESS RATES  
ONLY £4,002.40 PA**  
**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](http://www.stratfords-commercial.co.uk)



## TERMS

To be let on a new FRI lease for a period to be agreed at a commencing rent of £14,400 pax + VAT.

## SERVICE CHARGE

There will be a service charge to cover maintenance of common parts, management of the development and insurance of the building.

2025 Estimate - £1,500 + VAT.

## LEGAL COSTS

Each party to bear their own legal costs and the incoming tenant to pay Test Valley Borough Council's costs as freeholder of approximately £1500 - no VAT.

## LOCATION

The premises are located in Westmarch Business Centre on River Way, just off Andover's ring-road, close to Tesco Extra and the Enham Arch, Churchill & Northern Avenue Retail Parks with the town centre, railway station and A303 dual-carriageway all readily accessible.

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 is the home of the Administrative Headquarters of the British Army's Land Forces and many well known Companies are located in the Andover area including Euronics, Simplyhealth, Le Creuset, Lloyds Banking 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

First floor offices in pleasant landscaped courtyard with suspended ceilings, recessed lighting, perimeter trunking, heating, carpets, kitchenettes, WCs and 5 parking spaces.

## SERVICES

Mains electricity, water and sewerage.

## ACCOMMODATION

	m <sup>2</sup>	[ft <sup>2</sup> ]
Offices	97.2	[1,046]
Kitchenettes	3.8	[41]
WCs		
<b>TOTAL</b>	<b>101.0</b>	<b>[1,087]</b>

Approximate gross internal measurements in accordance with the RICS Code of Measuring Practice 6th Edition.

## RATING ASSESSMENT

Rateable Value from 01/04/2023	£13,750
Business Rates Payable 2025/26	£6,861.25
With Small Business Rate Relief	£4,002.40
Billing Authority Reference	032114210070070
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 the premises is less than £15,000.

The figures have been obtained from [www.voa.gov.uk](http://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

To be assessed.

## 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\\_ps-version\\_feb-2020.pdf](http://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

## VIEWING

By appointment please with the sole agents

Philip Hadfield  
Stratfords Commercial  
01264 351622  
[pah@stratfords-commercial.co.uk](mailto:pah@stratfords-commercial.co.uk)



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