

**Unit 4, Queensway,
Walworth Industrial Estate,
Andover, SP10 5LG**

Industrial/Warehouse Unit

2564 sq ft

(238.20 sq m)

To Let



01264 342300

www.myddeltonmajor.co.uk

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).

SITUATION

Queensway is located on the Walworth Industrial Estate, which lies on the eastern outskirts of Andover, next to the Ring Road, which leads onto the A303 dual carriageway.

Many well known companies have chosen to locate within the Andover area including Britax Excelsior, Guilbert Niceday, Lloyds TSB Life & Pension Investments, Londis, Petty Wood, Stannah Lifts, SSI Schaffeer and Twinings.

DESCRIPTION

The property comprises a mid terrace industrial/warehouse unit, constructed of brick elevations under an insulated roof. The unit has two storey fitted offices incorporating male and female WC's and kitchenette.

Features include:-

- Ground & First Floor Offices.
- Electric Sliding Shutter Loading Door (14' x 11' 11").
- Minimum Eaves Height of 17' 6".
- Allocated Car Parking & Loading Area.

ACCOMMODATION

Ground Floor

Workshop	1966 sq ft	(182.65 sq m)
Office	299 sq ft	(27.78 sq m)

First Floor

Office	299 sq ft	(27.78 sq m)
Total	2564 sq ft	(238.20 sq m)

LEASE TERMS

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

RENT

£15,250 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

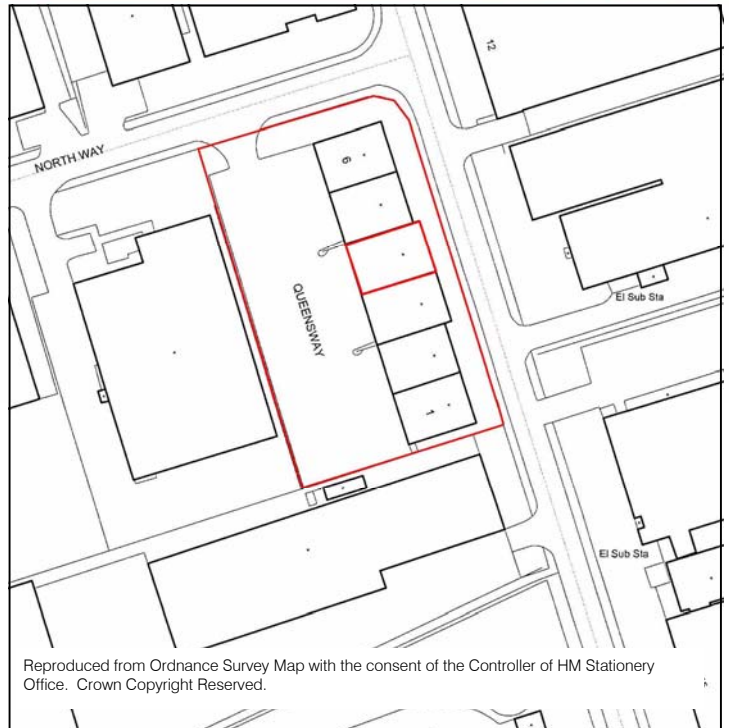
BUSINESS RATES

Rateable Value: £13,500*.

Rates payable for year ending 31/03/19: £6,480.**

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

**This property may qualify for Small Business Rates Relief".



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.

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.

VIEWING

Strictly by appointment only.

Ref: DS/JW/15974-4

ENERGY PERFORMANCE



CODE OF PRACTICE

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: www.lettingbusinesspremises.co.uk.

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.

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