

to let

**UNIT 8 ANTON BUSINESS PARK, ANDOVER,
SP10 2NJ**

5,905 ft² 548.6 m²



Industrial warehouse unit with offices.

Location

Andover is a well established commercial centre with an estimated population of approximately 52,000. Major employees in the town include HSA, Britax Excelsior, Lloyds TSB Life Pensions and Investments, and Stannah Lifts.

Anton Business Park is strategically located to the south of Andover town centre, (approx. 5 minutes walk away) and provides good access to the A303 to the south of the site on to the A34 and M3 motorway to the east. Andover mainline rail station is located to the north west and offers a regular train service to London Waterloo (journey time – 1 hour 10 mins approximately).

Occupiers on the Park include Howdens Joinery, Euro Car Parts, Energie Fitness Gym, Anton Vets and Stannah Lifts.



Description

The premises comprise an individual warehouse unit of steel portal frame construction set in an attractive environment adjacent to the River Anton. The elevations are attractively clad in brick and steel profile sheet cladding.

- Category II lighting and electric convactor heating to offices
- High bay lighting in warehouse
- Excellent parking and service yard area
- Electric operated panel loading door
- Gas and 3 phase electricity

Accommodation

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provides the following approximate area:-

Warehouse	4,407 ft ²	409.4 m ²
Offices	1,498 ft ²	139.2 m ²
TOTAL	5,905 ft²	548.6 m²

16 allocated car parking spaces.

Lease Terms

Available on a new lease on terms to be agreed.

Rent: £43,700 per annum exclusive.

Business Rates

The unit is currently assessed for rating as warehouse and premises with a Rateable Value of £22,250.

VAT

VAT is applicable.

Energy Performance Certificate

The property has an EPC rating of C73. A copy of the EPC is available on request.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Viewing and Further Information

For further information or to arrange an inspection, please contact:

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February 2019