



# White Bear House

21 CHANTRY WAY, ANDOVER

**TO LET**

Suitable For A Variety Of Uses (STP)  
In Need Of Refurbishment  
3,846 – 18,789 sq ft (359.36 – 1,738.92 sq m)

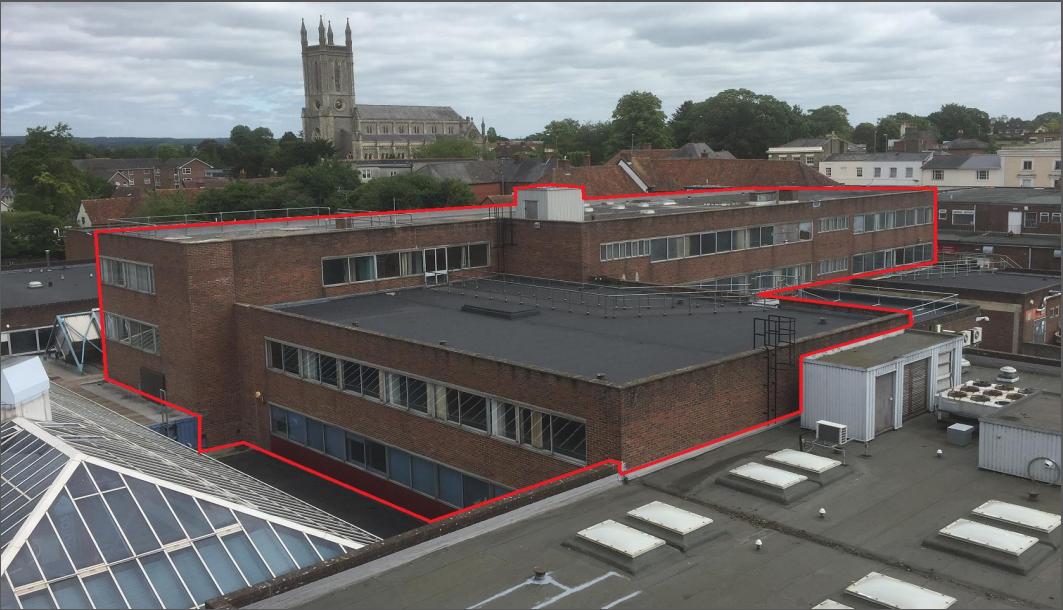


## Description

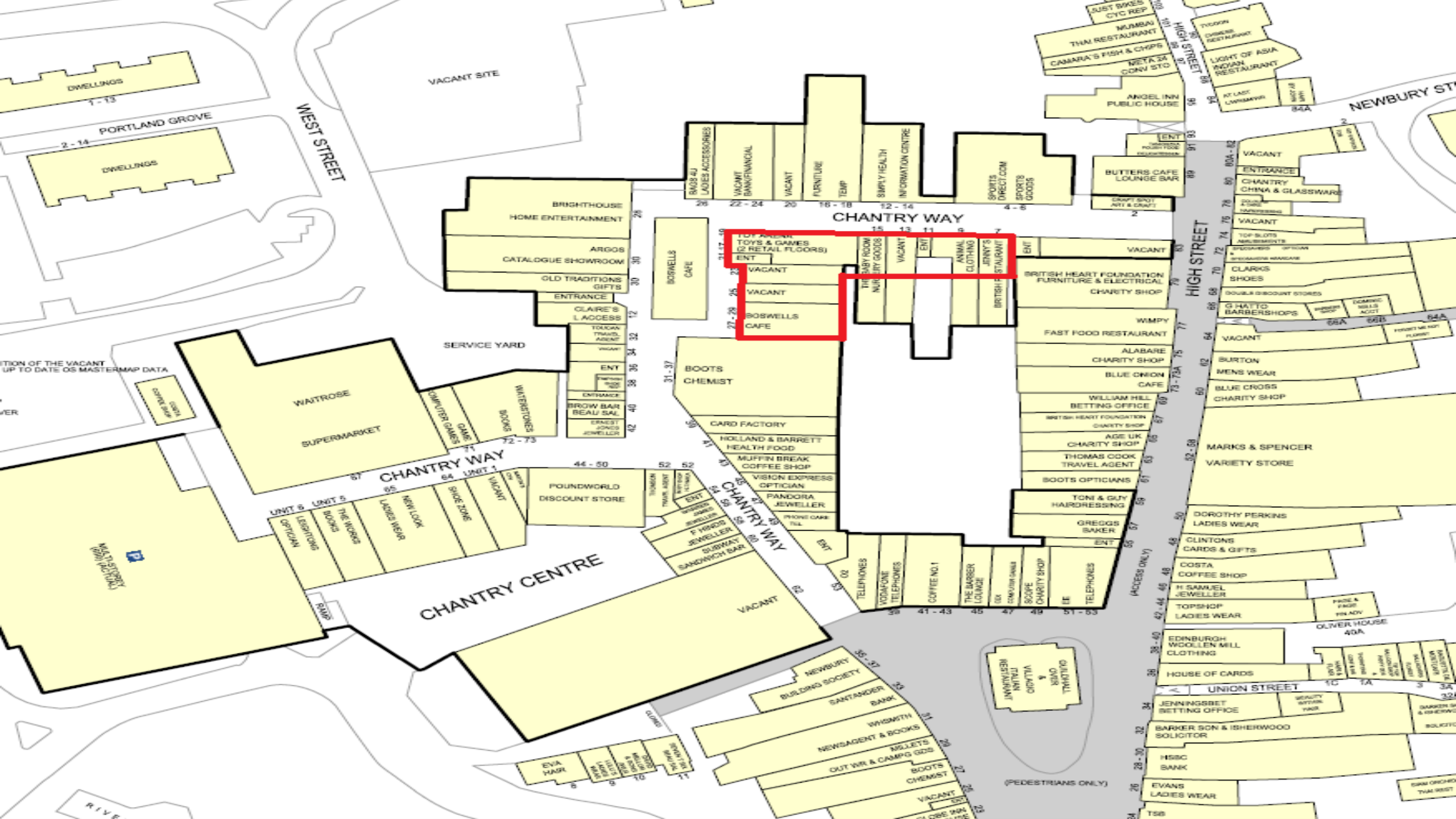
The premises comprise a three storey office building based over mezzanine, first and second floors. The premises are in need of refurbishment and are suitable for a variety of uses (subject to planning).

## Specification

- Centrally located
- Combined service charge and insurance budget apportioned according to space occupied by ingoing tenant
- Business Rates – £65,946 (Occupiers should make their own enquiries with Test Valley Borough Council rates department)
- EPC Rating Mezzanine – D83
- EPC Rating First Floor – C70
- EPC Rating Second Floor – C67



Floor Area	Sq Ft	Sq M
Mezzanine	3,846	357.36
First Floor	8,843	821.54
Second Floor	6,028	560.02
Total Floor Area	18,717	1,738.92



# Location

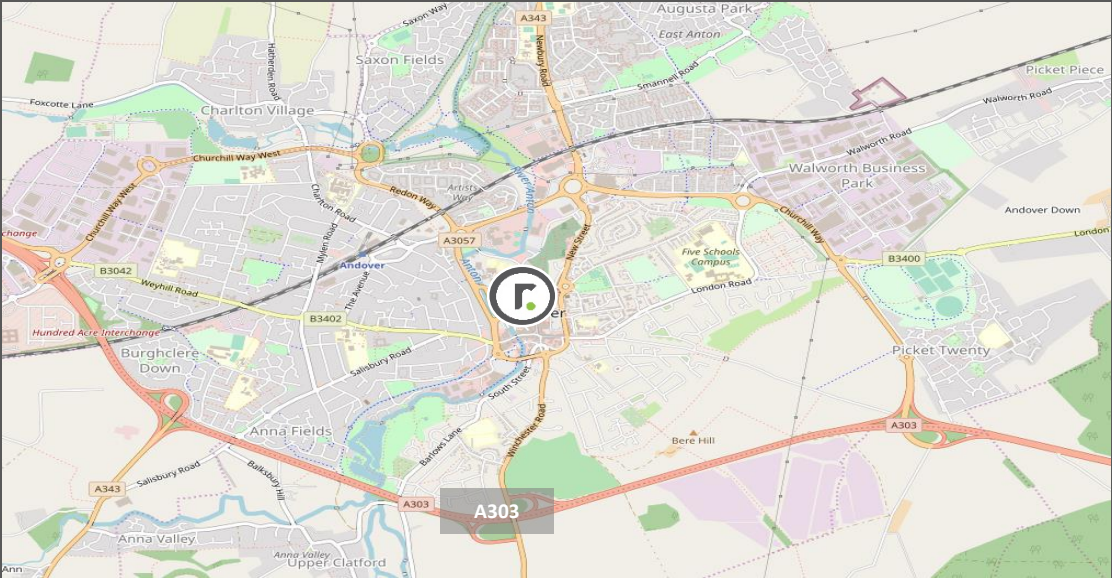
The subject premises are centrally located in Andover Town Centre above the Chantry Shopping Centre and short walk from the centre’s public car parks and bus station.

# Terms

The premise re offered by way of a new lease on terms to be agreed. Consideration will be given to a long lease. The tenant will be responsible for rates, service charge, insurance and utilities.

# Legal Costs

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



White Bear House, 21 Chantry Way, Andover

SAT NAV: SP10 1LS

## VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Stuart Cook  
Realest  
023 8202 3999 / 07712 868667  
adrian.whitfield@realest.uk.com



023 8202 3999 • [www.realest.uk.com](http://www.realest.uk.com) • [info@realest.uk.com](mailto:info@realest.uk.com)

**Misrepresentation Act 1967:** Real Estate Strategies Limited (Trading as Realest) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Realest nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 1989:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **Property Misdescriptions Act 1991:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

**Compliance:** Under the Anti Money Laundering (Amendment) Act 2017, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud, terrorism financing and money laundering. We will request information once terms have been agreed.