



**Unit 1 Telford Gate
Whittle Road
Portway West Business Park
Andover
SP10 3SF**

50% Off Year 1 Rent

**Warehouse / Industrial Unit – To Let
7,356 sq ft (683.4 sq m).**



Location:

The unit is in Whittle Road at one of the main entrances to Portway West Business Park which is on the Western outskirts of Andover next to the A303 dual carriageway.

The town is the home of the British Army Land Forces HQ and the Co-operative Groups new 467,000 sq ft distribution depot.

Well known companies in the area also include Agricultural Mortgage Co-operation, Britax – Excelsior, Simply Health, Stannah Lifts and Twinings and more.

**Description:**

Modern factory / warehouse unit with well fitted single storey office, excellent lorry and car parking.

Accommodation:

Unit 1	Sq m	Sq ft
Factory / Warehouse	616.7	6,638
Office & Ancillary	66.7	718
Total	683.4	7,356
Unit 2- Under Offer	Sq m	Sq ft
Factory / Warehouse	U/O	U/O
Office & Ancillary	U/O	U/O
Total	U/O	U/O
TOTAL	683.4	7,356

All floor areas are gross internal approximate.

Features:

<ul style="list-style-type: none"> Prominent position 	<ul style="list-style-type: none"> Lighting
<ul style="list-style-type: none"> Large loading door (4.7m h x 4.9m w) 	<ul style="list-style-type: none"> WC's
<ul style="list-style-type: none"> Excellent lorry and car parking 	<ul style="list-style-type: none"> Eaves height about 6.4 m

Rateable Value:

Description	Rateable Value 2010	Uniform Business Rate (2013/2014)
Units 1 & 2 (Single assessment)	£36,500	£0.471

Prospective tenants are advised to make their own enquiries with the local authority.

Lease:

Available on a new lease for a period to be agreed. Full repairing and insuring terms.

Rent:

Unit 1 - £40,000 per annum exclusive – 50% off in Year 1

Unit 2 – Under Offer

Service Charge:

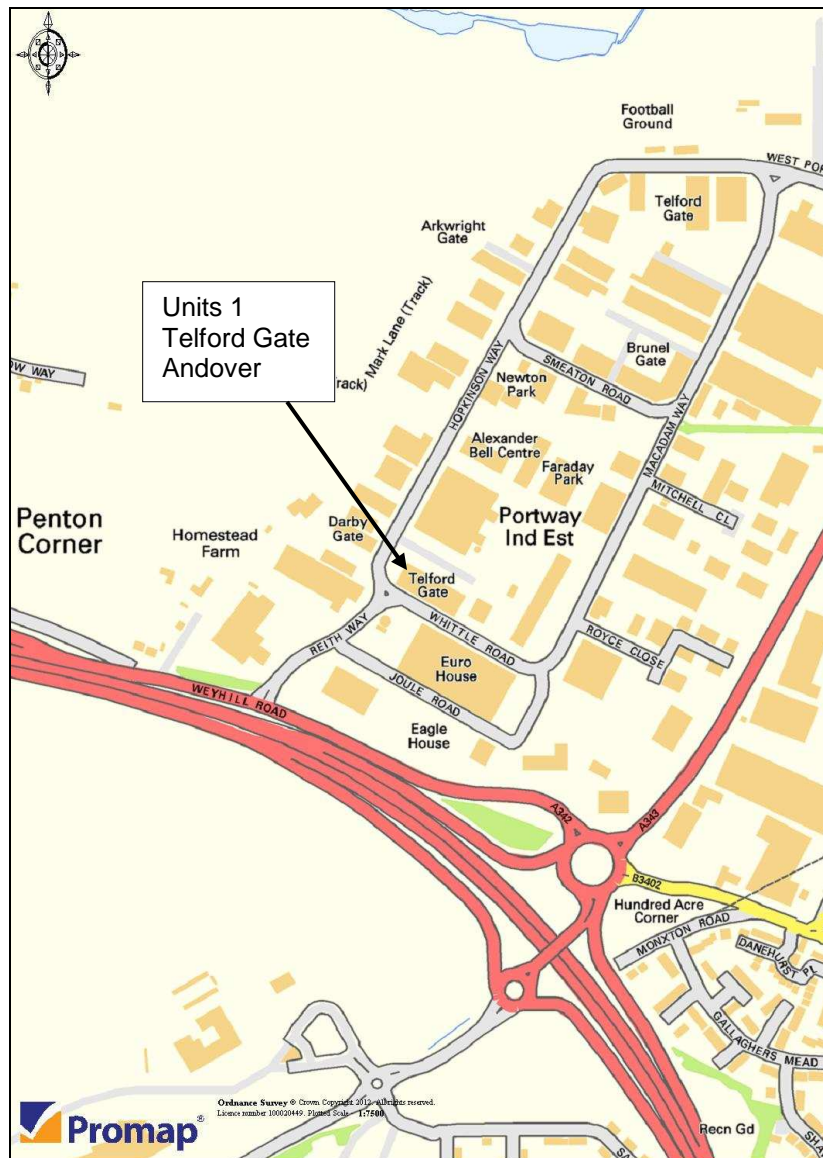
There will be a service charge to cover the maintenance of the common parts, the management of the development and the insurance of the building.

Legal Costs:

The incoming lessee will be responsible for all parties' legal costs.

Leasing Business Premises:

The code for leasing Business Premises in England and Wales 2007 is available at www.leasingbusinesspremises.co.uk.

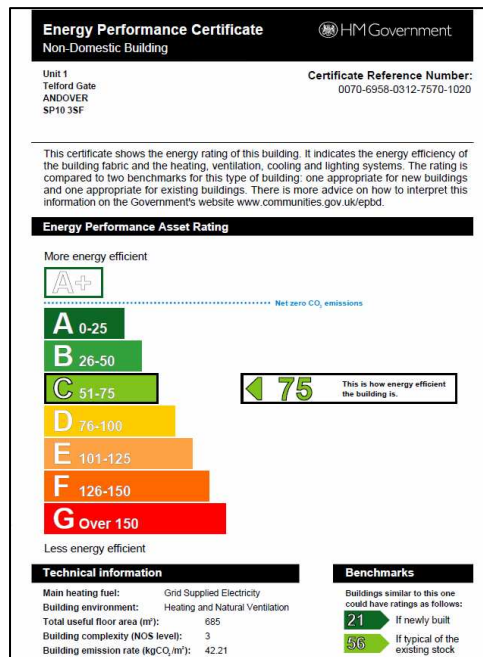




For further Information or to arrange viewing please contact:



Or joint sole agents Stratfords Commercial – 01264 351622



Code of Practice

BNP Paribas Real Estate supports the aims and objectives of the Code of Practice on Commercial leases in England & Wales and strongly 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 professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.

Control of Asbestos at Work Regulations 2012 (CAW Regulations)

- 1) BNP Paribas Real Estate makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- 2) BNP Paribas Real Estate strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

Subject to Contract
16 Oct 2013 – v6

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