

FACTORY / WAREHOUSE UNIT



UNIT 3 TELFORD GATE, WHITTLE ROAD, PORTWAY WEST BUSINESS PARK, ANDOVER, SP10 3SF

- 621.9 m² [6,694 ft²]
- Prominent factory/warehouse unit
- Well-fitted two-storey offices
- Internal eaves height 6.4 m [21'0"]
- Heating
- Lighting
- Loading door 4.7 m high x 4.9 m [15'5" x 16'1"]
- Kitchenette
- WCs
- 12 car & 2 lorry parking spaces



**BNP PARIBAS
REAL ESTATE**

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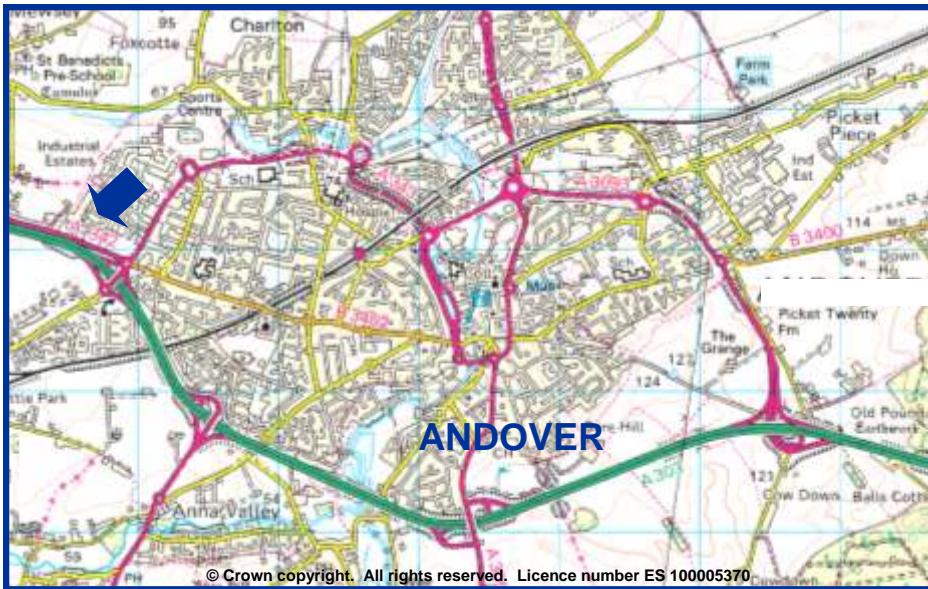


**Stratfords
Commercial**

Chartered Surveyors

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TO LET



LEASING BUSINESS PREMISES

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

VIEWING

By appointment please with the joint sole agents:

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LOCATION

The premises are located in Telford Gate off Whittle Road at one of the entrances to Portway West Business Park which lies on the western outskirts of Andover next to the A303 dual-carriageway.

The town has recently become the home of the new administrative headquarters of the British Army's Land Forces and the Co-operative Group's new 43,484 m² [467,891 ft²] distribution depot.

Many well known Companies are located in the Andover area including Agricultural Mortgage Corporation, Britax-Excelsior, Euronics, Simplyhealth, Lloyds Banking Group, Musgrave Group, 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

A prominent factory/warehouse unit with well-fitted two-storey offices, an internal eaves height of 6.4 m [21'0"], heating, lighting, loading door 4.7 m high x 4.9 m [15'5" x 16'1"], kitchenette and WCs together with parking for 12 cars and 2 lorries.

SERVICES

Mains electricity, gas, water and sewerage.

ACCOMMODATION

	m ²	[ft ²]
Factory/Warehouse	420.1	[4,522]
Office & Ancillary	201.8	[2,172]
Total	621.9	[6,694]

Approximate gross internal measurements In accordance with the RICS Code of Measuring Practice (6th Edition) 2007.

ENERGY PERFORMANCE CERTIFICATE

Rating - D96.
Full copy available on request.

RATING ASSESSMENT

Rateable Value from 01/04/2010 £30,000.00
Business Rates Payable 2014/15 £14,460.00
Billing Authority Reference 03211088063032
Billing Authority Test Valley Borough Council

These figures have been obtained from www.voa.gov.uk and www.businesslink.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.

TERMS

To be let on a new FRI lease for a period to be agreed at a commencing rent of £36,800 pax + VAT with **50% OFF YEAR 1 RENT**

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.

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Regulated by RICS



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