



Residue of 125 year Long Leasehold Sale **Plot 3, Portway East Business Park,** **Andover, SP10 3LU**

Industrial / Distribution Unit



- 2,023.8 sqm (21,784 sqft)
- Site area 0.408 hectares (1.008 acres)
- Recently extended
- Internal eaves height 4.8 m (15'7")
- Well-fitted two storey ancillary offices
- Heating / Lighting / Kitchenettes / WCs
- Ample car parking

**On the instructions of Andrew Duncan & Neil Bennett of Leonard Curtis Business Solutions Group
as joint administrators of Advent Digital Imaging Limited.**

LOCATION

Located on Portway East Business Park, on the western outskirts of Andover next to the A303 dual-carriageway.

Andover has a population of approximately 52,000 which is expected to grow and is supported by relocation of the new administrative headquarters of the British Army's Land Forces and the Co-operative Group's new 467,891 sqft distribution depot to Andover.

Key business in Andover include; Britax-Excelsior, Euronics, Simplyhealth, Le Creuset, Lloyds Banking Group, Musgrave Group, Petty Wood, Stannah Lifts and Twinings.

TRANSPORT LINKS

Andover has good road links to London, the M25 and Heathrow / Gatwick Airports via 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.

Direct rail links to London, Waterloo in 1hr 10mins.

DESCRIPTION

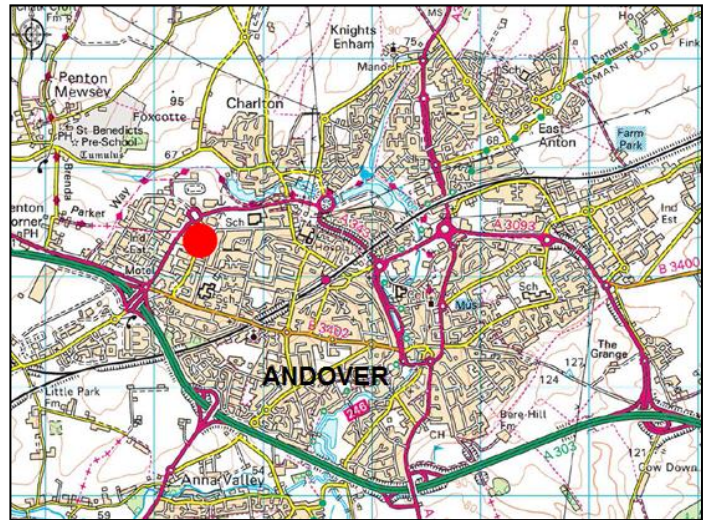
A detached, recently extended warehouse unit with an internal eaves height of 4.8m (15'7"), three loading doors, ancillary offices, heating, lighting, kitchenettes, WCs and ample parking.

Site area - 0.408 hectares (1.008 acres).

Description	GIA:	SQ M	SQ FT
Warehouse Unit		1,741.5	18,746
Office & Ancillary		213.0	2,293
Mezzanine Works Office		69.2	745
Total:		2,023.7	21,784

TENURE

125 year Long Leasehold from 6th August 1979, 88.3 years unexpired at a rent of £17,042 per annum (VAT is



not currently charged), subject to upward only rent reviews, 5 yearly to 18% of the open market rental value

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C72. More details are available on request.

SERVICES

Mains 3 phase electricity, gas, water and sewerage.

BUSINESS RATES

To be reassessed.

TERMS

Price on application.

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