



First Floor, Plot 50 South Way

Walworth Business Park, Andover, Hampshire SP10 5AD

TO LET | 459.02 sq m (4,941 sq ft)



HELLIER
LANGSTON

Description

Plot 50 Comprises a prominent builders merchant, housed within a modern, purpose-built portal frame warehouse building with profiled metal clad elevations and roof over a steel portal frame.

The available space comprises the mezzanine floor at the northern end of the building and is accessed via a staircase leading down to the main personnel/ customer entrance to the building.

Current opening hours for the builders merchant are 07:00 – 17:00 Monday to Friday and 08:00 – 12:00 on Saturdays and potential tenants for the space will have to operate within these hours.

Summary



3 Phase electricity



Double glazed windows



LED lighting



Comfort cooling



Good access to the A303

Suitable for complementary users



Accommodation

The premises have been measured to Gross Internal Area as follows:

Floor	sq m	sq ft
Mezzanine	459.02	4,941

EPC

TBC

Location

The premises are located in a prominent corner position opposite Twinings at the junction of Central Way and South Way, on Walworth Business Park which lies on the eastern outskirts of Andover adjacent to the A3093 ring-road which provides direct access onto the A303 dual-carriageway.

Terms

The space is available to let on inclusive terms (excluding Business Rates) for a term to be agreed

Rent

On application

Rateable Value

The premises are currently in a single rating assessment and will need to be split.

AML

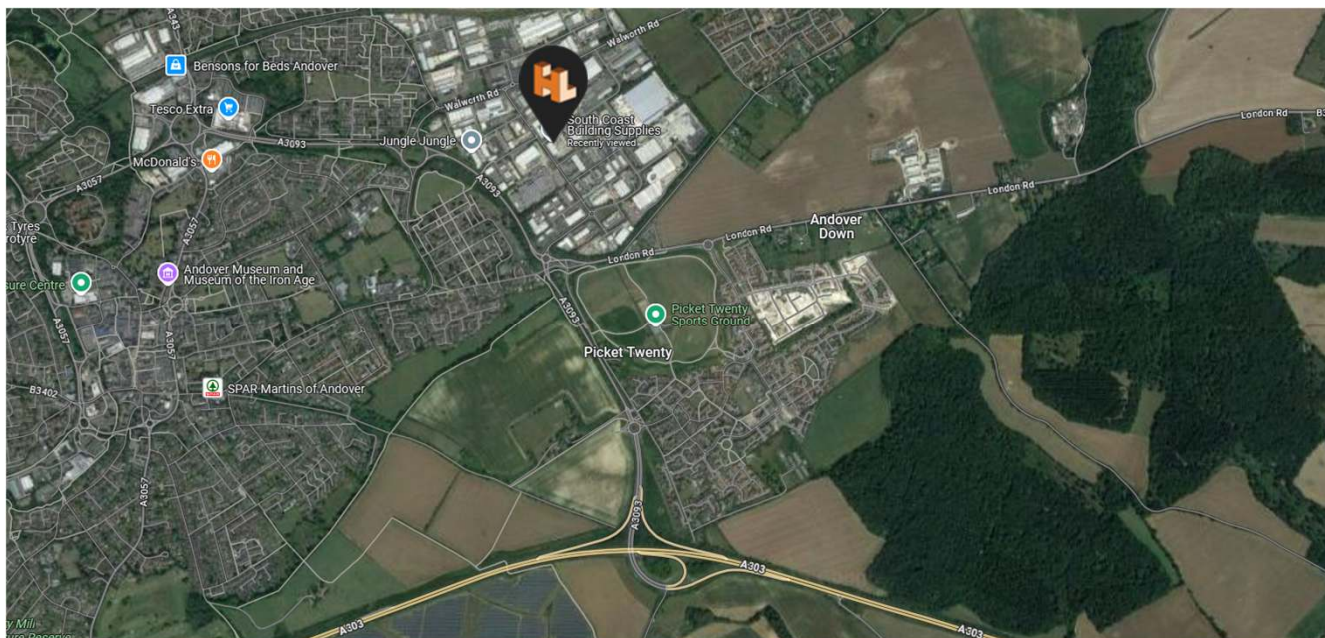
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

We understand that VAT is payable.

Viewing

Strictly by appointment with the sole agents.



Please scan the QR code to access further information on our website.

Schedule an appointment

www.hlp.co.uk

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E: Fareham@hlp.co.uk

T: 02382 022 111

E: southampton@hlp.co.uk

Contact our agency team

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