



FOR SALE OR TO LET

Industrial/Warehouse Buildings
9876 sq ft (917.48 sq m)

- Two Units
- Self Contained Site
- 0.85 Acres
- Close to A303

Weyhill Road, Andover

Motley Mill, Weyhill Road, Andover, SP11 0PP

LOCATION

Andover is an important commercial centre of north Hampshire, situated on the A303 Trunk Road. The A303 links directly to the M3 at Junction 8, approximately 20 miles to the east, London and the M25 and interconnects with the A34 dual carriageway running north from the M3 at Winchester, linking Newbury and Oxford to the M40. Main line railway connection to London Waterloo (approximately 70 minutes).

Motley Mill is located on the western side of Andover at Weyhill. There is direct access on Weyhill Road, just over one mile from the junction with the A303.

DESCRIPTION

The property comprises a self contained site of approximately 0.85 acres. The yard area is surfaced in tarmac and concrete. The buildings are of steel frame construction with corrugated asbestos cement sheet roofing and profile steel clad walls. A single storey extension provides WC and office accommodation.

The building is divided into two units, each unit served by a sliding shutter door. The units have a minimum eaves height of 13.15 m.

Unit A has a fitted office and WC accommodation and Unit B benefits from a single storey office extension divided into a number of rooms, together with two WC's and a kitchen.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

ACCOMMODATION

Unit A

Ground Floor **4793 sq ft** (445.32 sq m)

Unit B

Workshop **4159 sq ft** (386.42 sq m)

Office **924 sq ft** (85.84 sq m)

Total 5083 sq ft (472.21 sq m)

Overall Total 9876 sq ft (917.48 sq m)

TENURE

Freehold or New Lease.

There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

PRICE

£925,000.

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£79,500 per annum exclusive.

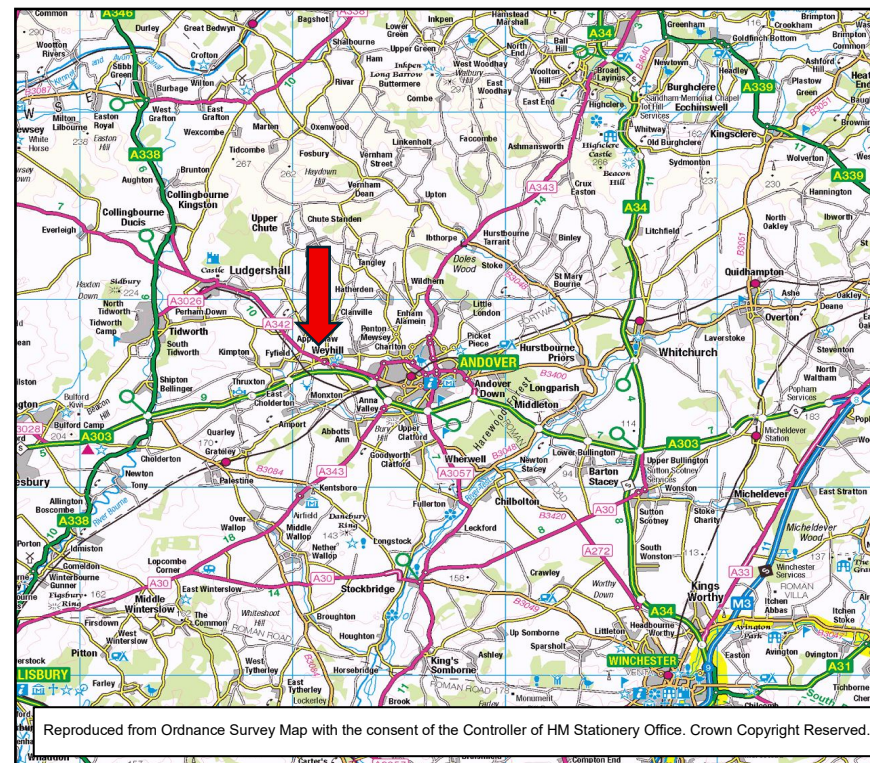
VAT

VAT is payable on the price/rent.

ENERGY PERFORMANCE

The property has an EPC rating of D92.

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which 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 the RICS web-site, www.rics.org.



BUSINESS RATES

Rateable Value: Rates payable for year ending 31/03/27:

Unit A	£30,750	£13,284
Unit B	£37,500	£16,200

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief.

SERVICES

Mains electricity (3 phase), water and private drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

VIEWING

Strictly by appointment only.

Ref: DS/JW/20135

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