



TO LET

Modern Business Unit with Fitted
Offices
2114 sq ft (196.39 sq m)

- Workshop/Warehouse Space
- Fitted Offices
- Allocated Parking

Sopwith Park, Andover

Unit 3, Sopwith Park, Royce Close, Andover, SP10 3TS

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).

Sopwith Park is located on the West Portway Industrial Estate, which lies on the western side of Andover. Approximately 2 miles from the town centre on an estate which adjoins the Monxton Road junction with the A303 trunk route.

DESCRIPTION

The property comprises a modern industrial/warehouse unit, which has workshop/warehouse space, serviced by a roller shutter door, with a minimum eaves height of 5.8 metres. There are first floor fitted offices, which have the benefit of full height glazed, suspended ceilings with recessed lighting, fitted carpets and central heating. The workshop/warehouse space is serviced by WC facilities, gas fired space heating and strip lighting. There are allocated car parking spaces.

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

The property has planning consent for light industrial use with ancillary office accommodation. This is within Class E(g) and use as storage and distribution (Class B8) with Permitted Development. 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

| | | |
|--------------|-------------------|----------------------|
| Ground Floor | 1618 sq ft | (150.31 sq m) |
| First Floor | 496 sq ft | (46.05 sq m) |
| Total | 2114 sq ft | (196.39 sq m) |

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

RENT

£17,950 per annum exclusive.

VAT

VAT is not payable in the rent.

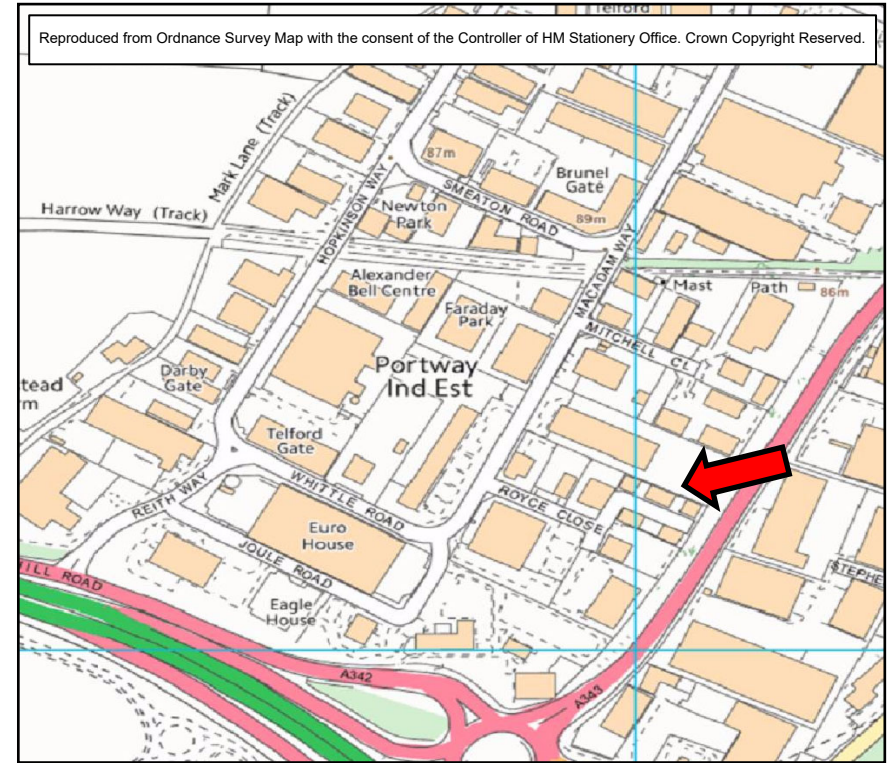
BUSINESS RATES

Rateable Value: £21,000.*

Rates payable for year ending 31/03/27: £9,072.

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

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.



SERVICES

Mains electricity (3 phase), gas, water and 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.

ENERGY PERFORMANCE

The property has an EPC rating of E122.

VIEWING

Strictly by appointment only.

Ref: DS/JW/19812-3

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