

## FACTORY / WAREHOUSE UNIT



### UNIT 4 PRINCE CLOSE, NORTH WAY, WALWORTH BUSINESS PARK, ANDOVER, SP10 5LL

- 319.5 m<sup>2</sup> [3,440 ft<sup>2</sup>]
- End of terrace factory / warehouse unit
- Pleasantly fitted offices
- Useful mezzanine
- Internal eaves height 3.9 m [12'9"]
- Loading door 3.0 m (h) x 4.0 m [13'1" x 9'10"]
- Personnel door
- Heating
- Lighting
- WCs
- 6 parking spaces

**TO LET**



1-5 London Street · Andover · SP10 2NU

**01264 351622**

[www.stratfords-commercial.co.uk](http://www.stratfords-commercial.co.uk)



## SERVICE CHARGE

There will be a service charge to cover maintenance of common parts, management of the development and insurance of the building.

Service Charge Estimate 2026 £1,550 + VAT  
Insurance Estimate 2026 £675 + VAT

## LEGAL COSTS

Each party to bear their own legal costs and the tenant to pay Test Valley Borough Council's costs as freeholder of approximately £1,500 - no VAT.

## VIEWING

By appointment please with the sole agents

Philip Hadfield  
Stratfords Commercial  
01264 351622  
pah@stratfords-commercial.co.uk

## LOCATION

The premises are located in Prince Close, off North Way, on Walworth Business Park which lies on the eastern outskirts of Andover, next to the ring-road giving easy access to the A303 dual-carriageway.

The Andover area currently has a population in the region of 52,000 people and is scheduled to grow further over the next few years.

The town is the home of the Administrative Headquarters of the British Army's Land Forces and many well known Companies are located in the Andover area including Euronics, Simplyhealth, Le Creuset, Lloyds Banking Group, Ocado, 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

End of terrace factory / warehouse unit with pleasantly fitted offices, useful mezzanine, internal eaves height 3.9 m [12'9"], loading door 3.0 m (h) x 4.0 m [13'1" x 9'10"], personnel door, heating, lighting, WCs and 6 parking spaces.

## SERVICES

Mains electricity, gas, water and sewerage.

## ENERGY PERFORMANCE CERTIFICATE

D100 - valid until 20/04/2026.

## ACCOMMODATION

	m <sup>2</sup>	[ft <sup>2</sup> ]
Factory/Warehouse	188.0	[2,024]
Office & WCs	61.0	[657]
Mezzanine	70.5	[759]
<b>TOTAL</b>	<b>319.5</b>	<b>[3,440]</b>

Approximate gross internal measurements in accordance with the RICS Code of Measuring Practice 6th Edition.

## RATING ASSESSMENT

Estimated figures as Units 4 & 5 are currently assessed as one hereditament.

Rateable Value from 01/04/2023 £19,250.00  
Business Rates Payable 2025/26 £9,605.75

Rateable Value from 01/04/2026 £23,500.00  
Business Rates Payable 2026/27 £10,152.00

Billing Authority Reference 03211390056003  
Billing Authority Test Valley Borough Council

The figures have been obtained from [www.voa.gov.uk](http://www.voa.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.

## LEASING BUSINESS PREMISES

The Code for Leasing Business Premises, England and Wales 2020 is available to download at: [www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](http://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

## TERMS

To be let on a new FRI lease for a period to be agreed at a commencing rent of £22,250 pax + VAT.



1-5 London Street · Andover · SP10 2NU

**01264 351622**

[www.stratfords-commercial.co.uk](http://www.stratfords-commercial.co.uk)



Stratfords Commercial for themselves and for the sellers or lessors of this property whose agents they are give notice that (i) these particulars are produced in good faith and are set out as a general guide only, (ii) the particulars do not constitute, nor constitute part of an offer or contract, (iii) intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of the statements made, (iv) neither the agents nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property, (v) all measurements and areas quoted are approximate, (vi) The agents have not carried out any tests on the mechanical, electrical or other services affecting the property, (vii) prices and rents, unless otherwise stated, are quoted exclusive of VAT and interested parties must satisfy themselves independently as to the incidence of VAT in respect of any transaction, and (viii) the Post Code information has been obtained from [www.royalmail.com](http://www.royalmail.com) but interested parties must satisfy themselves as to the accuracy.