

## FACTORY / WAREHOUSE UNIT



### UNIT 5 MYLEN BUSINESS CENTRE, BECKETT ROAD, ANDOVER, SP10 3HR

- 210.3 m<sup>2</sup> [2,263 ft<sup>2</sup>]
- Factory / Warehouse unit
- First floor office
- Internal eaves height 3.7 m [12'2"]
- Loading door 2.4 m (h) x 3.1 m [7'10" x 10'2"]
- Separate personnel doors
- Heating
- Lighting
- Kitchenette
- WCs
- Parking for 3 cars

**TO LET**



1-5 London Street · Andover · SP10 2NU

**01264 351622**

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



## 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 Mylen Business Centre, off Beckett Road, about 1 mile from both Andover Town Centre and 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 the Co-operative Group's new 43,484 m<sup>2</sup> [467,891 ft<sup>2</sup>] distribution depot.

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

A factory/warehouse unit with first floor office, internal eaves height 3.7 m [12'2"], loading door 2.4 m (h) x 3.1 m [7'10" x 10'2"], separate personnel doors, heating, lighting, kitchenette, WCs and parking for 3 cars.

## SERVICES

Mains electricity, gas, water and sewerage.

## ACCOMMODATION

	m <sup>2</sup>	[ft <sup>2</sup> ]
Factory/Warehouse	176.0	[1,894]
Office & Ancillary	34.3	[369]
<b>TOTAL</b>	<b>210.3</b>	<b>[2,263]</b>

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

## RATING ASSESSMENT

Rateable Value from 01/04/2026 £18,000.00  
Business Rates Payable 2025/26 £7,776  
Billing Authority Reference 03210945031059  
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.

## ENERGY PERFORMANCE CERTIFICATE

E122 - Valid until 10/01/2027.

## 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 £18,000 pax

VAT is not currently charged.

## LEGAL COSTS

Each party to bear their own legal costs.



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.