



NEW LEASE AVAILABLE



Units 13 & 14, Anton Business Park

Anton Mill Road, Andover, SP10 2NJ

Two mid-terrace warehouse
units set in an attractive
environment.

3,535 to 7,075 sq ft
(328.41 to 657.29 sq m)

- High bay lighting in warehouse.
- Allocated parking and shared service yard area.
- Electrically operated panel loading door.
- 3 phase electricity supplies.

Summary

Available Size	3,535 to 7,075 sq ft
Rent	£8.50 per sq ft
Rates Payable	£26,112 per annum
Rateable Value	£51,000
VAT	VAT is applicable to the rent.
EPC Rating	Upon Enquiry

Description

The premises comprise two mid-terrace warehouse units of steel portal frame construction set in an attractive environment adjacent to the River Anton. The units are clad in brick and steel profile sheet cladding and benefit from the following.

- High bay lighting in warehouse
- Allocated parking and shared service yard area
- Electrically operated panel loading door
- 3 phase electricity supplies

Location

Andover is a well-established commercial centre with an estimated population of approximately 52,000. Major employees in the town include HSA, Euronics, Le Creuset, the Co-Op and Stannah Lifts.

Anton Business Park is strategically located to the south of Andover town centre, (approx. 5 minutes’ walk away) and provides good access to the A303 to the south of the site on to the A34 and M3 motorway to the east. Andover mainline rail station is located to the north west and offers a regular train service to London Waterloo (journey time – 1 hour 10 mins approximately).

Occupiers on the Park include Howdens Joinery, Euro Car Parts, Anton Vets and Stannah Lifts.

Accommodation

The properties have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provides the following approximate area:-

Name	Sq ft	Sq m	Availability
Unit - 13	3,535	328.41	Available
Unit - 14	3,540	328.88	Available
Total	7,075	657.29	

Terms

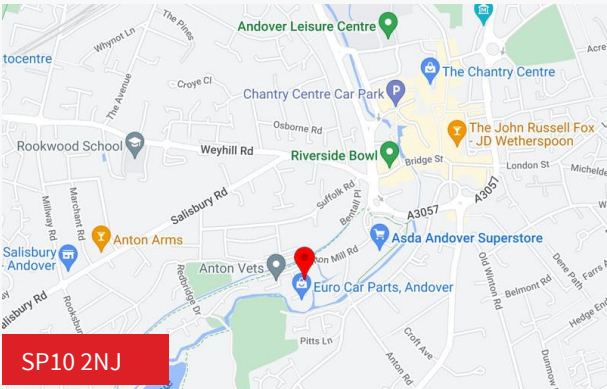
The premises are available on new lease terms to be agreed, at £8.50 per sq ft per annum exclusive.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Restrictions

There are to be no HGV movements between the hours of 8pm and 8am or anytime on Sundays or Bank Holidays.



Viewing & Further Information

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