Connect

PORTWAY EAST BUSINESS PARK, ANDOVER, SP10 3LU

Rent: £4.50 psf
LLH Guide Price £30.00 psf

TO LET/FOR SALE

Industrial/Warehouse Unit
Prominent, Self-Contained Distribution Centre
94,994 ft² (8,825.23 m²)

Description

The property is constructed of steel portal frames with brick and profiled steel elevations. The unit has a minimum eaves height of approximately 5.85 metres. and there are 4 electrically operated level access full height loading doors leading to a secure concrete surfaced yard to the rear. Externally the property benefits from 360 degrees circulation based on a one way system and 108 car parking spaces. The property can operate on a 24/7 basis for logistics purposes and the site area is 3.96 acres, providing a site density of 54%.

Tenure

The property is held long leasehold on the basis of a 125-year lease from 22nd January 1971 from Test Valley Borough Council with about 73 years remaining at a passing rent of £54,245 per annum. The rent is reviewed every 5 years on the basis of one seventh of annual rack rental of the building (based on a 25-year assumed notional term).

Specification

- Minimum Eaves Height 5.85m
- Self-Contained Site
- 24/7 Access
- Prominent Position on Andover's principal industrial area
- 108 Car Parking Spaces
- Long Leasehold
- EPC Rating B(48)

Floor Area	Sq Ft	Sq M
Warehouse	92,404	8,584.61
Ground & First Floor Offices	2,590	240.62
TOTAL	**94,994**	**8,825.23**

Location

The property is situated in a very prominent position within Portway East Business Park, which lies on the western edge of the town providing excellent links to the northern ring road and the A303 London to Exeter trunk road. Andover is located in Hampshire, approximately 70 miles south west of Central London, 35 miles south west of Reading and 30 miles north west of Southampton. The town benefits from excellent transport connections being located adjacent to the A303 dual carriageway providing direct access to Junction 8 of the M3 motorway (c 14 miles to the east). Heathrow International Airport is located approximately 57 miles from east of Andover. Andover Railway Station (within walking distance of the property) provides direct services to London Waterloo with a fastest journey time of approximately 67 minutes.

Terms

The property is available on a new FRI lease, length by negotiation, at a rent of £4.50 psf pax. Long leasehold at a guide price of £30 psf. Further details including Business Rates are available upon request.

Destinations	Miles
A303	0.5
M3 Junction 8	14
M4 Junction 13	20
M27 Junction 4	27
Andover Town Centre	1.5
Andover Railway Station	0.9
London Heathrow	53.7

Connect, Portway East Business Park, Andover **SAT NAV: SP10 3LU**

VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment

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