



Units A & B Rennie Gate, Mitchell Close, Andover SP10 3TU

FOR SALE

Self Contained Industrial Units with
Secure Yard

**14,559 Sq Ft
(1,353 Sq M)**

Units A & B Rennie Gate, Mitchell Close, Andover SP10 3TU

DESCRIPTION

The detached industrial/warehouses properties comprise of steel portal frame construction with brick elevations under a corrugated roof with translucent light panels. There is inner blockwork with part brick and profile metal sheet clad elevations. The offices are accessed via a pedestrian entrance with the warehouse accessed via electric sectional shutter loading doors. There are offices and male and female WC facilities at ground and first floor level. Externally, the site benefits from a secure yard with ample car parking spaces.

- ✓ 2 x sectional roller shutter doors 4m x 4m
- ✓ 5.7m eaves height
- ✓ 3 phase electric and gas supply
- ✓ Secure contained site of 0.72 acres
- ✓ Male and female WC facilities



LOCATION

The premises are prominently situated on the corner of Macadam Way and Mitchell Close, part of the established Portway West Business Park, Andover, North Hampshire which is situated on the A303 Trunk Road linking directly to the M3 at J8, approx. 20 miles to the east, London and the M25 and interconnects with the A34 dual carriageway running north from the M3 at Winchester.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit A	5,890	547
Unit B	8,669	805
Total	14,559	1,353

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

PRICE

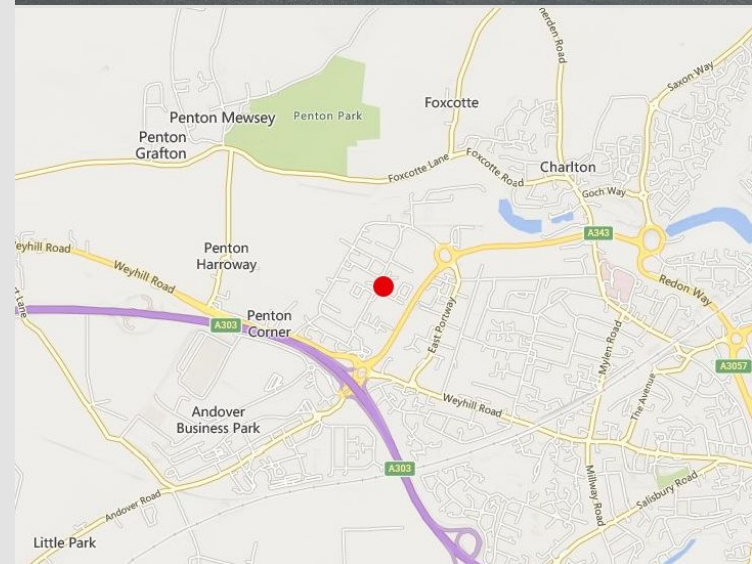
Offers above £1,050,000 for the Long Leasehold.

TERMS

A Long Leasehold for 125 years with effect from 18th April 1984 with 5 yearly rent reviews. A ground rent of £10,650 pa is payable currently. Further details available on request.

EPC

The Energy Performance Asset ratings are: Unit A - E (115) and Unit B - C (74).



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Regulated by RICS 17-Aug-2023

VIEWING & FURTHER INFORMATION

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