



Plot 5, Portway East Business Park, Andover SP10 3LU

TO LET

To Be Refurbished Detached Factory /
Warehouse Building

21,422 Sq Ft
(1,990 Sq M)

Plot 5, Portway East Business Park, Andover SP10 3LU

DESCRIPTION

The property comprises a self contained, detached factory/warehouse building on a 0.9 acre site.

Currently fitted as a laboratory/offices, the refurbishment will take the property back to its core shell with fitted office and welfare facilities.

- ✓ Fitted offices
- ✓ 0.90 acre (0.36 ha) site
- ✓ Large yard
- ✓ Internal eaves 3.8m
- ✓ Loading door 3.5m (h) x 3.8m (w)
- ✓ Kitchen and WC facilities

LOCATION

The Portway East Business Park lies on the western outskirts of Andover next to the ring-road which leads onto the A303 dual-carriageway providing access to the South West & M3 together with the Midlands & the South Coast from the A34 junction some 9 miles east of the town.

Andover is home of the British Army's Land Forces admin HQ, and many well-known occupiers

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Factory/Warehouse	18,925	1,758
Office & Ancillary	2,497	232
Total	21,422	1,990

VAT

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

LEGAL COSTS

Each party to bear their own legal costs; the incoming tenant to pay TVBC's costs as freeholder (approx. £1,100).

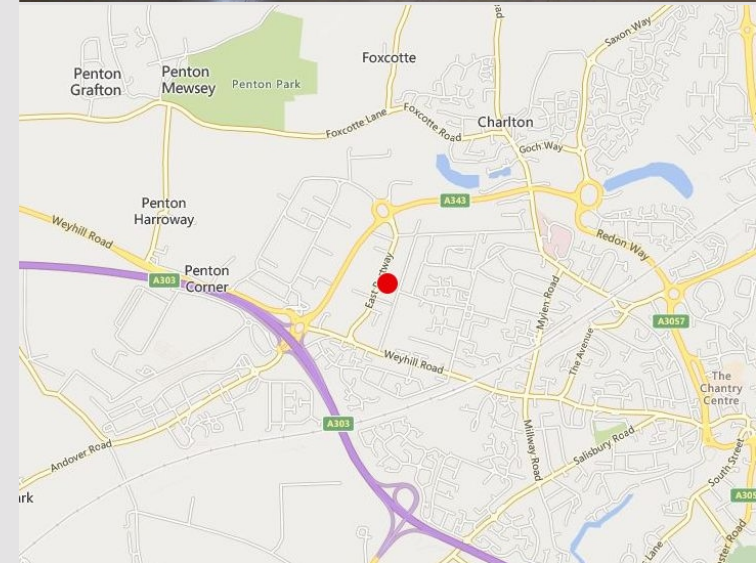
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

To let on a new FRI lease for a term to be agreed, including periodic rent reviews at a rent of £150,000 per annum exclusive plus VAT.

EPC



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Regulated by RICS 17-May-2022

VIEWING & FURTHER INFORMATION

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