



Testway House & Adjoining Land

Greenwich Way, Andover, SP10 4JZ

2.64 acres (1.07 hectares) of Freehold offices and land with potential for commercial or residential development subject to planning

- Rare Freehold
- Prominently located just off the Andover Ring Road, close to Enham Arch Retail Park, Churchill Way Retail Park, Glenmore Trade Park and Tesco
- Adjacent to a proposed supermarket development

Testway House

A 15,395 sq ft office building constructed in 2000, with accommodation over three floors principally offering open plan workspace with adjoining meeting rooms and staff amenities. The building sits within a landscaped plot of 1.140 acres with 101 car parking spaces. This part of the property has consent for the conversion of the building to 21 apartments under Class MA. Application number 25/00214/PDMAN.



Development Land

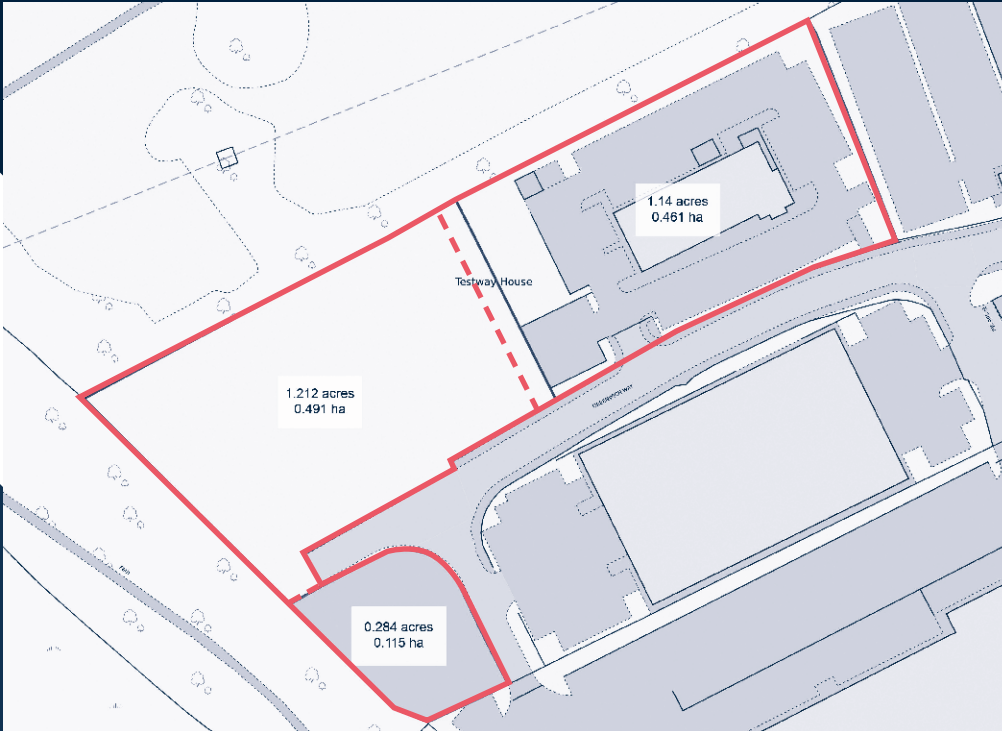
The land is roughly rectangular in shape, extending to circa 1.212 acres and currently is unmade / grassed. This part of the property was included in the original consent for the erection of two buildings to provide office accommodation and a light industrial unit together with associated works. Interested parties should make their own planning investigations with Test Valley Borough Council.



Open Storage Compound

This section of the property comprises an open storage compound, laid to concrete hardstanding and secured with palisade fencing and double gates. The compound extends to 0.284 acres.





**Rare
Freehold**



**2.64 acre
site**



**Modern office
accommodation**



**101 parking
spaces**



**Development
potential**



**Secure open
storage
compound**



**Andover
railway station
1.5 miles**

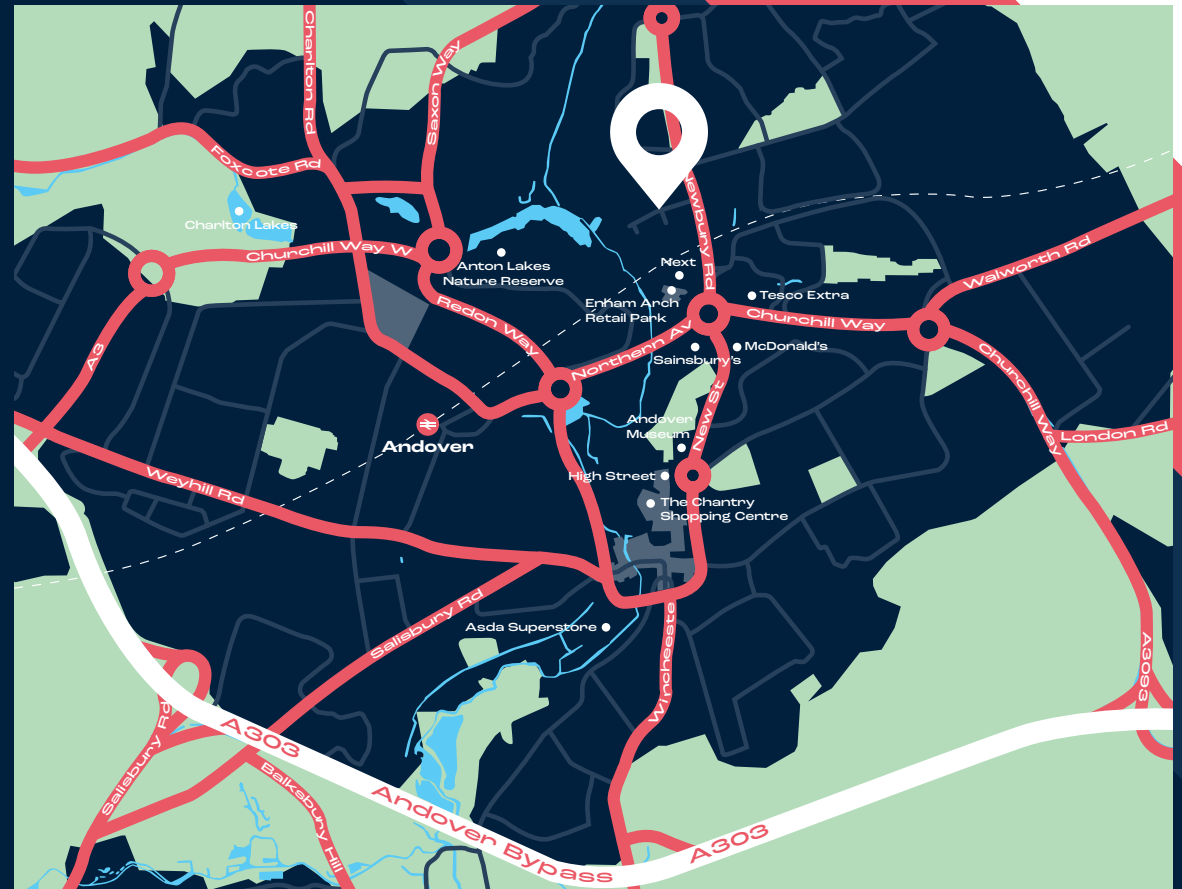


Location

The premises are located in Greenwich Way off Newbury Road on the northern outskirts of Andover close to the ring road which leads onto the A303 dual carriageway.

Andover currently has a population of 50,887 people and is scheduled to grow further over the next few years. The town is the administrative headquarters of the British Army's Land Forces and the Co-operative Group's 467,891 sq ft (43,484 sq m) distribution depot.

Many well-known companies are located in Andover including Ocado, Cengage Learning, Britax-Excelsion, West Coast Holdings, Howard Tenens, Berry Bros & Rudd, Stannah Lifts and Twinings to name but a few.



Further information

Terms

The property is available freehold. Offers are invited on an unconditional basis for the property as a whole.

EPC

The property has an EPC rating of C (61).

Contact

Keith Enters
07803 411940
kenters@curchodandco.com

