

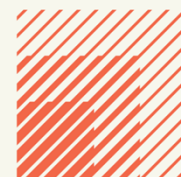


First Floor Plot 50 South Way

Walworth Business Park, Andover,
Hampshire SP10 5AF

TO LET

4,941 sq.ft. (459.02 sq. m.)



**HELLIER
LANGSTON**

www.hlp.co.uk

02382 022111 southampton@hlp.co.uk

Open plan offices in landscaped grounds

Description

Plot 50 comprises a prominent builders merchant, housed within a modern, purpose-built portal frame warehouse building with profiled metal clad elevations and roof over a steel portal frame.

The available space comprises the mezzanine floor at the northern end of the building and is accessed via a staircase leading down to the main personnel/ customer entrance to the building.

Current opening hours for the builders merchant are 07:00 – 17:00 Monday to Friday and 08:00 – 12:00 on Saturdays and potential tenants for the space will have to operate within these hours.

Specification

- 3 Phase electricity
- Double glazed windows
- LED lighting
- Comfort cooling
- Good access to the A303
- Suitable for complementary users





Open plan offices in landscaped grounds

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

	Sq m	Sq ft
First Floor	459.02	4,941

Business Rates

The premises are currently in a single rating assessment and will need to be split.

Service Charge

A service charge will be levied, further detail upon application.

EPC

TBC

Terms

The suite is available by way of new effectively Full Repairing lease for a term to be agreed.

Rent

On application

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

AML

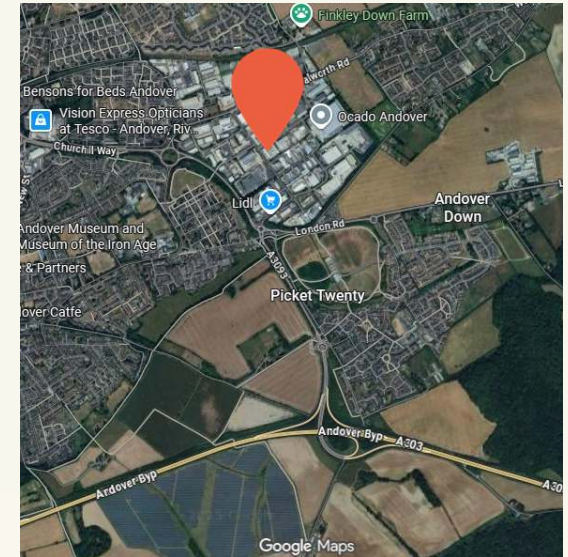
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Code for Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

Location

The premises are located in a prominent corner position opposite Twinings at the junction of Central Way and South Way, on Walworth Business Park which lies on the eastern outskirts of Andover adjacent to the A3093 ring-road which provides direct access onto the A303 dual-carriageway.



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Strictly by appointment with sole agents Hellier Langston