



Units 1 - 4 Newton Park

Hopkinson Way, Portway West Business Park, Andover, SP10 3SH

Long Leasehold Multi-let Industrial Estate Investment For Sale

13,954 sq ft
(1,296.37 sq m)

- Rare opportunity to acquire a multi-let industrial investment on one of Andover's premier Business Parks
- 13,954 sq ft across four units on a site extending to 0.872 Acres
- Gross rent £109,290 per annum / Net rent £95,790 per annum (subject to increase after Unit 4 Lease Renewed)
- Offers in excess of £950,000 subject to contract and exclusive of VAT for the Long Leasehold interest

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Summary

Available Size	13,954 sq ft
Business Rates	Upon Enquiry
Service Charge	More information upon application.
BER Rating	Upon enquiry

Description

The property comprises a multi-let industrial estate of four steel portal framed units. The units are set within a tarmac surfaced yard, with each property allocated car and lorry parking, allowing ample space for lorry circulation and loading. Units 1, 2 & 3 have been subject to additional foam insulation works to improve their energy efficiency since the EPCs were carried out.

Location

The property occupies a prominent position on the corner of Hopkinson Way and Smeaton Road on the Portway West Business Park, which is one of Andover's premier commercial areas and within half a mile of the nearby Hundred Acre Junction of the A303. Nearby occupiers include Howard Tenens, LWC Drinks Limited, Stannah and Enterprise Rent-a-car.

Andover is an important commercial centre of north Hampshire, situated on the A303 Trunk Road. The A303 links directly to the M3 at Junction 8, approximately 20 miles to the east, London and the M25 and interconnects with the A34 dual carriageway running north from the M3 at Winchester, linking Newbury and Oxford to the M40. Main line railway connection to London Waterloo (approximately 70 minutes).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 1	8,850	822.19
Unit - 2	1,887	175.31
Unit - 3	1,398	129.88
Unit - 4* (Floor area taken from the VOA)	1,819	168.99
Total	13,954	1,296.37

Terms

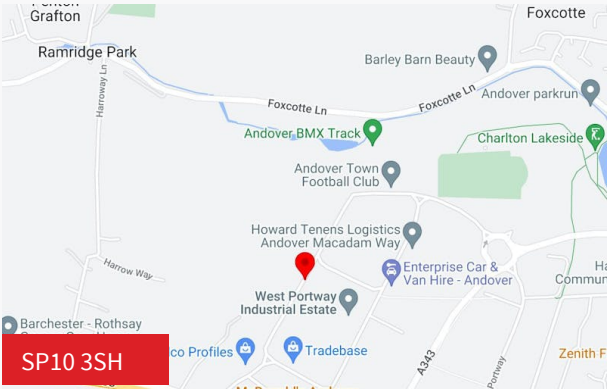
The property is held on a lease dated 5th April 1984 for a term of 125-years from the 14th November 1983, subject to upward only 5-yearly rent reviews to 16% of the estimated full rack rental value of the land and buildings on a lease in the open market for a term certain equivalent to the residue unexpired on the said term at the commencement of the relevant review period. The passing rent is £13,500 per annum. Please see the attached Tenancy Schedule.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs

The buyer will pay Test Valley Borough Council's legal and estates fees in connection with granting consent for the assignment of the Headlease (estimated to be £1,300 no VAT). Thereafter, each party is to bear their own legal costs.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 08/10/2025

Tenancy Schedule

Unit	Size (sq ft)	Tenant	Lease Start Date	Lease End Date	Break Dates	Current Rent pa	Comments
1	8,850	Ecolab Limited	14/10/2021	13/10/2031	14/10/2026	£59,000.00	Subject to a schedule of condition. The Landlord is responsible for the structure.
2	1,887	MF Transport	09/07/2025	08/07/2030	N/A	£18,890.00	Tenant is a sole trader, operating as a storage & distribution / logistics business. Lease includes guarantor provisions by Alikraft Ltd.
3	1,398	Fusion Office Limited	06/06/2023	05/06/2028	N/A	£12,600.00	Lease includes a personal consent for Fusion Office Limited to use the property for ancillary online alcohol sales in addition to their main use of the storage and distribution of office equipment. Security of tenure excluded.
4	1,819	Wolseley UK Limited	TBC	TBC	Tenant has been granted the right to break the lease at the end of the third anniversary of the lease	£18,800.00	Terms have been agreed for a 5-year lease inside the Security of Tenure Provisions (s24-28) of the Landlord & Tenant Act 1954.
					Gross Income	£109,290.00	