Industrial / Warehouse

TO LET

CURCHOD&CO



The Studio

Harewood Farm, Andover Down, Andover, SP11 6LJ

Workshop / Studio Unit

1,495 sq ft

(138.89 sq m)

- Loading Door 2.53m (w) x 2.14m (h)
- Three Phase Power Supply
- Allocated Parking
- Minimum eaves height 3.07m

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Summary

Available Size	1,495 sq ft
Rent	£12,000 per annum
Rates Payable	£5,400 per annum
Rateable Value	£12,500
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	B (47)

Description

The Studio is located at the entrance of Harewood Farm and comprises a workshop/storage premises with loading door. To the rear of the property there is a kitchenette, toilet and office.

Photography to be updated.

Location

Andover Down is situated on the south eastern outskirts of Andover close to the new residential development at Picket Twenty. Walworth Business Park is within 1.5 miles and Andover town centre is 3 miles distant. Road communications are excellent with the A303 West Country Road 2 miles away leading to the M3 motorway at Popham (12 miles) and the interchange with the A34 Southampton Midlands trunk road 7 miles away.

Harewood Farm is on the north side of the B3400 Whitchurch Road some 1.2 miles off the Andover ring road and has other established businesses on site. On entering the access road turn right and the properties are to the right of the joinery workshops.

Viewings

Strictly by appointment through the sole agents.

Terms

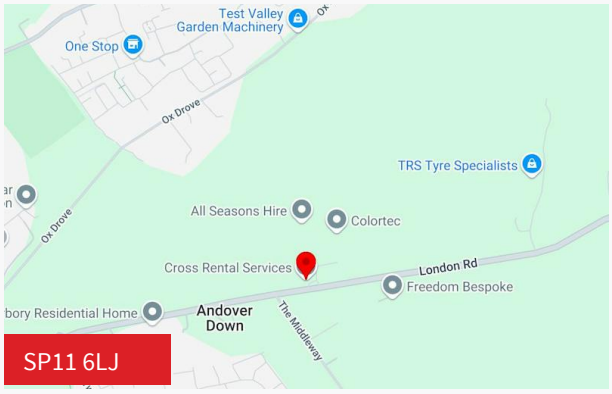
New Full Repairing and Insuring lease on terms to be agreed.

Estates Charge

The Tenant will pay a fair proportion towards the cost of maintaining the site, landscaping, etc.

Anti Money Laundering

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







Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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