



Testway House & Adjoining Land

Greenwich Way, Andover, SP10 4JZ

Freehold land with potential
for commercial or residential
development subject to
planning

2.60 Acres
(1.05 Hectares)

- Rare freehold
- Available as a whole or in lots
- Lot 1 : Testway House extending to 1.15 acres with consent for the conversion of the building to 21 flats
- Lot 2 : 1.20 acre development plot
- Lot 3 : 0.25 acre fully secured hardstanding open storage compound

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Summary

Available Size	2.60 Acres
Business Rates	£26,000 - £217,000
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

Description

The property comprises 2.60 acres of land, which can broadly be separated into three separate lots, as follows

Lot 1: 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 1.15 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

Lot 2: Development Land

The land is roughly rectangular in shape, extending to circa 1.20-acres and currently is unmade / grassed. This part of the property is unconsented, although has a lapsed planning consent for the development of the land for a light industrial unit.

Lot 3: 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 0.25-acres.

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 new 467,891 sq ft (43,484 sq m) distribution depot.

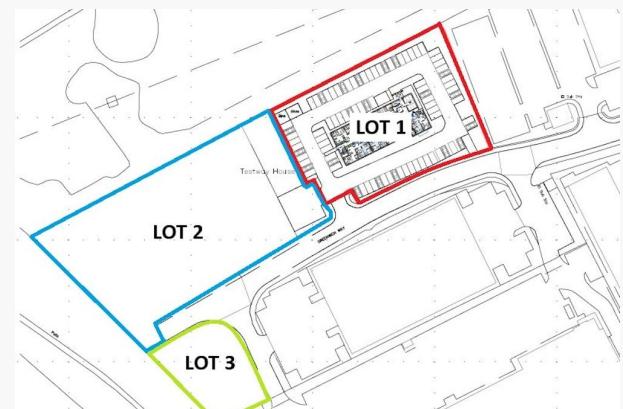
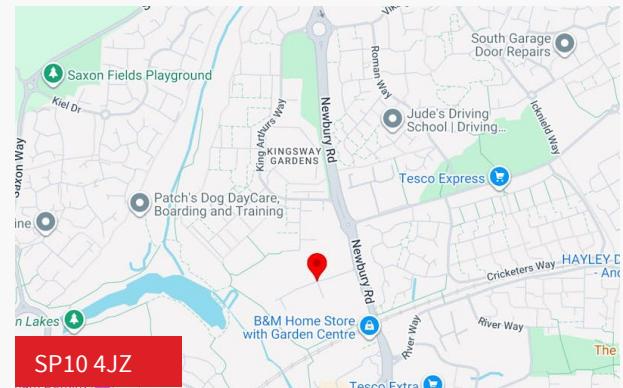
Many well-known companies are located in Andover including Agricultural Mortgage Corporation, Britax-Excelsior, Lloyds Banking Group, West Coast Holdings, Howard Tenens, Berry Bros & Rudd, Stannah Lifts and Twinings to name but a few.

Terms

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

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

Keith Enters

01256 462222 | 07803 411940

keнтерs@curchodandco.com

More properties @ curchodandco.com

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