



## Roman House

North Way, Andover, SP10 5AZ

### Open Storage, Industrial / Warehouse

**17,337 sq ft**  
(1,610.66 sq m)

- Refurbished in 2023
- Low site cover
- Secure yard (1.71 acres)
- Large canopy (5,933 sq ft)
- Self-contained
- Prominent location
- 80 Kva with capacity to increase
- Well fitted ground floor offices and ancillaries

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# Roman House, North Way, Andover, SP10 5AZ

## Summary

Available Size	17,337 sq ft
Rent	£200,000 per annum rising to £220,000
Business Rates	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	B (36)

## Description

Roman House comprises a secure site of 2.25 acres (0.91 Ha) accessed from North Way on the well established Walworth Business Park.

The accommodation on the site includes a warehouse with ancillary offices, plus a large canopy/covered loading area attached to the northern elevation. The good quality offices provide modern open plan space which include air-conditioning.

The warehouse was fully refurbished in 2023 with new cladding, four loading doors, new LED lighting, 3.6m clear internal height rising to 4.8m at the apex. The building benefits from a large yard, providing approx. 1.71 acres of concrete hard standing, suitable for open storage, car or HGV parking.

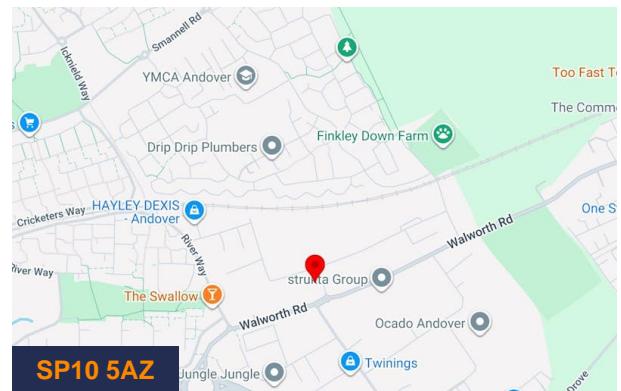
## Location

The premises are located just off North Way, which is one of the main routes through the established Walworth Business Park. The estate is positioned with close proximity to the A303 on the eastern side of the Andover ring road (A3093) which provides direct access to the A34 dual-carriageway, M3 (J8) and M4 (J13) offering access to the national motorway network.

Andover is the home to the administrative headquarters of the British Army's Land Forces and the Co-operative Group's distribution depot. Many well-known companies are located in the area including Britax-Excelsior, Euronics, Simplyhealth, Le Creuset, Stannah Lifts, Twinings and Berry Brothers to name but a few.

## Terms

The property is held under a full repairing and insuring lease for a term of 10 years from October 2023, subject to an upward only rent review in October 2028. The current passing rent is £200,000 per annum exclusive of rates and other outgoings rising to £220,000 per annum exclusive in October 2026.



## Viewing & Further Information

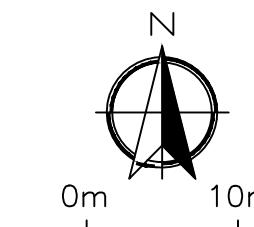
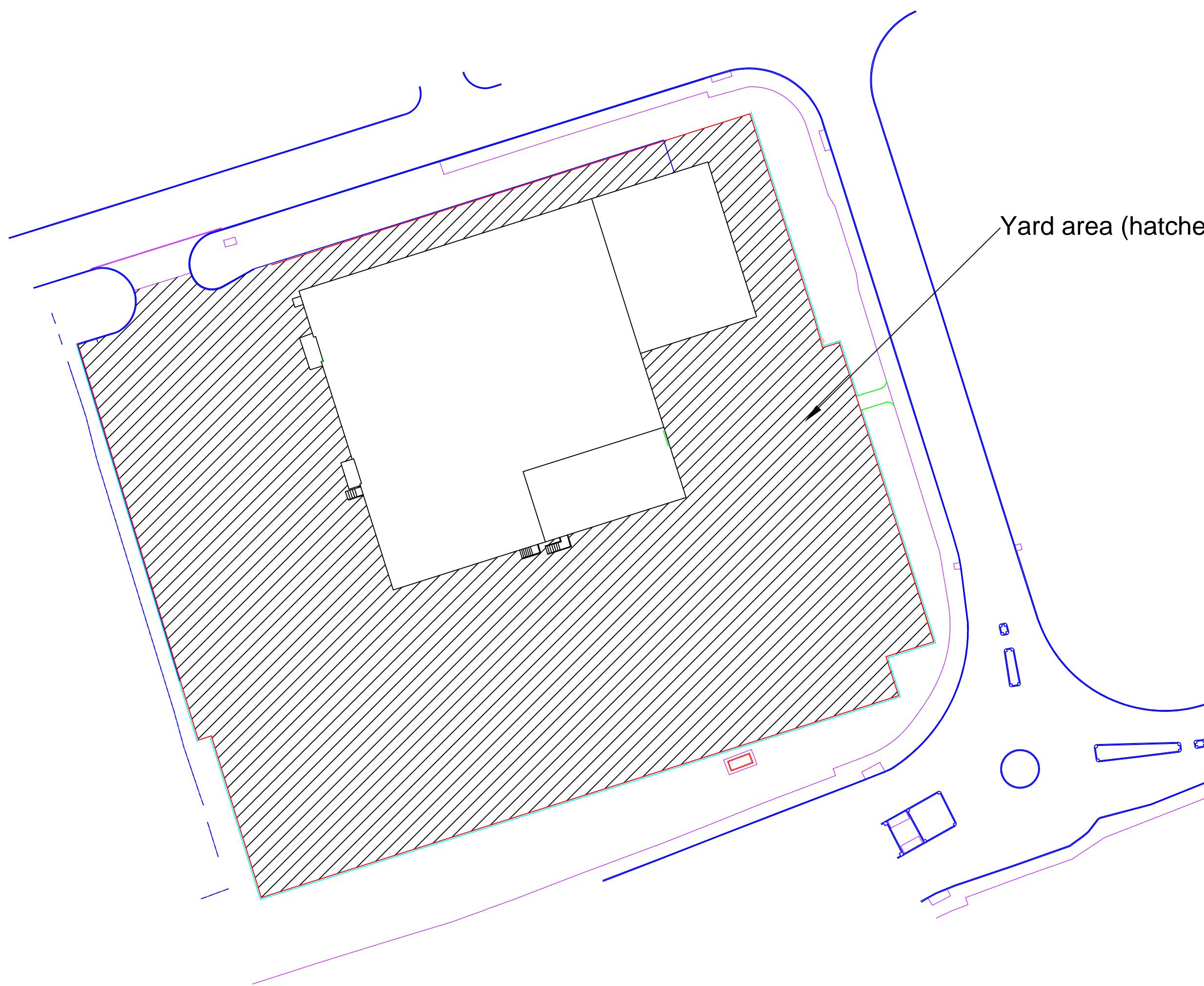
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Rev.	Comment	Date
Drawing title		
YARD AREA PLAN		
Contract		
SWITCH LOGISTICS		
REDEVELOPMENT OF ROMAN HOUSE		
WALWORTH BUSINESS PARK		
SP10 5AT		
Reading Agricultural Consultants Ltd		
Gate House		
Beechwood Court		
Long Toll		
Woodcote		
RG8 0RR		
01491 684233		
www.reading-ag.com		
	READING	AGRICULTURAL
	CONSULTANTS	
Ref.	Rev.	
RAC/8066/10		
Drawn by	Checked by	
A.L		
Scales	Date	
1:500 @ A3	05/03/24	