



Ground, First & Second Floor Offices

Wessex Chambers, South Street, Andover, SP10 2BN

Modern, standalone offices with parking

2,331 to 7,984 sq ft
(216.56 to 741.74 sq m)

- Town centre location
- Allocated parking
- Headquarters style building
- To be refurbished
- Fully air conditioned office

Summary

Available Size	2,331 to 7,984 sq ft
Rent	£14 per sq ft
Rates Payable	£55,692 per annum
Rateable Value	£102,000
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property is a high quality, detached office building with accommodation over ground, first and second floors that will undergo refurbishment. Each floor is generally open plan in configuration and there are WC facilities on each floor. There is a car park to the rear of the building with 20 spaces allocated to Wessex Chambers.

Location

Wessex Chambers is prominently situated on South Street, just 0.1 miles from the High Street in Andover, 0.8 miles to the A303 and 0.9 miles to the train station on foot. Nearby commercial occupiers include the Macular Society, FlexiNet and Blooming Kids Day Nursery and the High Street / Chantry Centre is home to the likes of Costa, Wimpy, Savers, Waitrose, Waterstones, Sports Direct and a range of independent shops and eateries.

Andover is a prosperous market town on the edge of Salisbury Plain in the northwest of the County of Hampshire. The town is currently the home of Army Headquarters and has a population of approximately 50,000 according to the 2021 census. Andover is well located c. 18.7 miles west of Basingstoke and 25.7 miles northwest of Southampton. There is a mainline train station providing a direct link to London Waterloo in approximately 1 hour and 10 minutes.

Accommodation

The accommodation comprises the following areas:

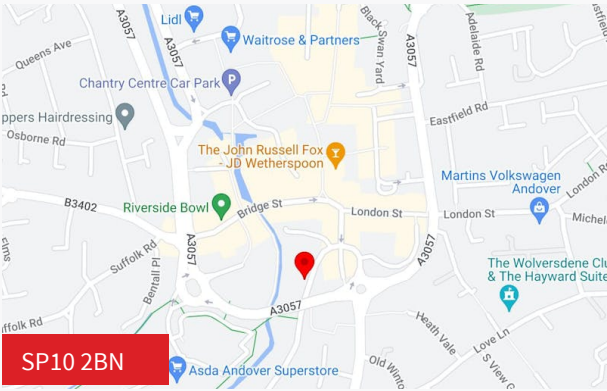
Name	sq ft	sq m
Ground	2,776	257.90
1st	2,877	267.28
2nd	2,331	216.56
Total	7,984	741.74

Service Charge

There will be a service charge payable in relation to the repair of the property and upkeep of communal areas. More information relating to the charges is available via the agent.

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.



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