

Industrial / Warehouse

TO LET / FOR SALE



CURCHOD&CO



Unit 8 Focus 303 Business Centre

Focus Way, Andover, SP10 5NY

Modern office and business unit with flexible ground-floor accommodation

2,849 sq ft

(264.68 sq m)

- Loading door 2.89m wide by 2.56m high
- Ground floor storage / workshop
- High Spec First floor offices
- Allocated Parking
- High Quality Intruder Alarm System, CCTV & Access Control
- Business Grade Leased Line

Summary

Available Size	2,849 sq ft
Rent	£10 per sq ft
Price	Price on application
Rates Payable	£15,876 per annum
Rateable Value	£36,750
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property is a mid terrace business unit with accommodation set over ground and first floor. The ground floor provides multiple rooms suitable for use as offices and/or light industrial/ storage. There is a shower room as well as an additional WC, which is configured for use by wheelchair users. In addition to this there is a safety vinyl floor covering, suspended ceiling with LED light panels, and control centre.

The first floor is an open plan office, with separate glass-partitioned conference/boardroom and breakout area with a good quality modern kitchen. The offices comprise LED lighting, a suspended ceiling, multiple air-conditioning units, perimeter trunking and there is a separate WC.

The property benefits from structured data cabling throughout and is currently served by a dedicated business-grade leased line, which may be available to an incoming occupier by separate agreement.

There is a loading door, measuring 2.89m wide x 2.56m high and to the front of the property there are marked car spaces allocated to the property.

Location

The property is set within a courtyard development of 25 units on the Walworth Business Park, which is the largest of the main business parks in the town. Andover currently has a population in the region of 52,000 people and is scheduled to grow further over the next few years. Many well known companies are located in the Andover area including Euronics, Lloyds Banking Group, Ocado, Petty Wood, Stannah Lifts and Twinings to name but a few.

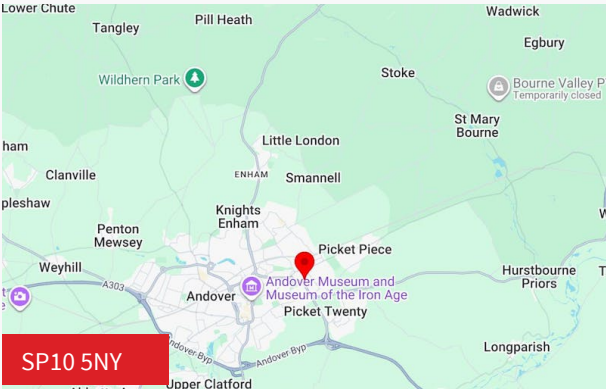
Andover has good road links to: London, the M25 and Heathrow & Gatwick Airports by the A303 dual-carriageway and M3; the West Country again by the A303; the major South Coast Ports of Southampton and Portsmouth together with Southampton Airport by the A303/A34/M3; and, the Midlands and the North by the A303/A34/M40. Andover also has a mainline railway station on the London, Waterloo - Exeter line with a journey time to London of about 70 minutes.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

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.



Viewing & Further Information

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