

TO LET / FOR SALE



## Units 1 / 2 Wooler Park

North Way, Walworth Business Park, Andover, SP10 5AZ

### TO LET / FOR SALE INDUSTRIAL / WAREHOUSE UNITS

9841 sq ft [914.24 sq m] plus  
773 sq ft [71.81 sq m] ancillary  
accommodation

10,614 sq ft  
(986.07 sq m)

- Two industrial units which have been opened up to create one occupiable space on a split level
- Two storey offices at the front of Unit 1
- Eaves height of 3.90m in Unit 1
- Eaves height of 4.90m in Unit 2
- Each unit has a concertina style loading door
- Gas fired warm air blower heat in Unit 2
- Shared loading yard with allocated parking spaces

# Units 1 / 2 Wooler Park, North Way, Walworth Business Park, Andover, SP10 5AZ

## Summary

Available Size	10,614 sq ft
Price	£625,000
Business Rates	N/A
EPC Rating	D (79)

## Description

The property comprises two industrial units of steel portal frame construction, which have been opened up to create one occupiable space on a split level. There are two storey offices at the front of Unit 1. The workshop accommodation benefits from an eaves height of 3.90m in Unit 1 and 4.90m in Unit 2. Each unit has a concertina style loading door, which measures 3.00m wide by 3.00m high in Unit 1 and 3.38m wide x 3.50m high in Unit 2. There is a 3-phase power supply to the units and a gas fired warm air blower heater in Unit 2. To the rear of the units there is a generator / compressor store and in Unit 1 there is a mezzanine floor with ladder access only.

## Location

Andover is an important commercial centre of north Hampshire, situated on the A303 Trunk Road. The A303 links directly to the M3 at Junction 8, approximately 20 miles to the east, London and the M25 and interconnects with the A34 dual carriageway running north from the M3 at Winchester, linking Newbury and Oxford to the M40. Main line railway connection to London Waterloo (approximately 70 minutes).

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Unit - 1 - Workshop / Mezzanine / Offices	7,192	668.16
Unit - 2 - Warehouse / Compressor store	3,422	317.91
<b>Total</b>	<b>10,614</b>	<b>986.07</b>

## Tenure

The property is available on a new Full Repairing and Insuring occupational lease on terms to be negotiated. Alternatively, the property is for sale via the residue of the Headlease, which is for a term of 125 years from 13th December 2006, subject to 10 yearly ground rent reviews and at a current ground rent of £41,337 per annum. In addition to Units 1/2, the Headlease includes Units 3 & 4 and 5 & 6 Wooler Park, which have been sold on long sub-underleases and pay a combined rent of £28,109.16 per annum to the Head Tenant. More information is available on request.

## Service Charge

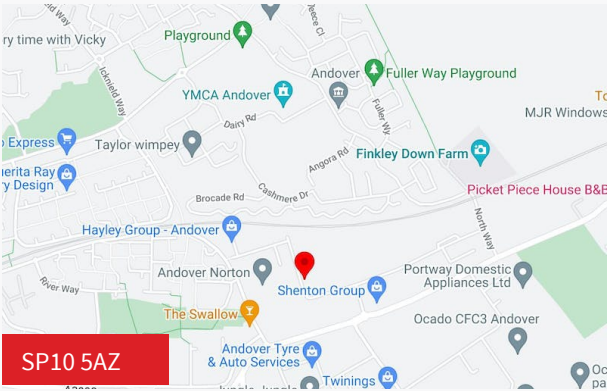
There is a service charge for the maintenance and repair of the communal parts of the property. More information available on request.

## Planning

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

## 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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