



Units A4A & A4B, Macadam Way

Portway West Business Park, Andover, SP10 3LF

Two adjoining
industrial/warehouse units
with loading canopies

9,716 to 20,093 sq ft
(902.65 to 1,866.70 sq m)

- 7.79 metre eaves height
- Large loading doors with loading canopies
- Three phase power supply
- On site car parking spaces
- Secure compound with access control and 24 hour CCTV
- 24/7 access
- Works office
- Excellent communications via the A303

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Summary

Available Size	9,716 to 20,093 sq ft
Rent	£10.25 per sq ft
Rates Payable	£3.23 per sq ft
EPC Rating	Upon enquiry

Description

The properties comprise two industrial / warehouse units of steel portal frame construction, benefitting from 7.79 metre eaves height, three phase power supply, energy efficient lighting, works office, loading canopy and on-site car parking.

The properties are situated within a secure compound on Macadam Way in the Portway West Business Park and have 24-hour barrier access and CCTV.

The properties are situated within a secure compound on Macadam Way on the Portway West Business Park, which is one of the main industrial estates in Andover.

Nearby occupiers to the subject property include Howard Tenens, Dreams, Enterprise Rent-a-Car and Mole Valley Country Stores.

Location

The premises are located on the Portway West Business Park about 1 mile from Andover Town Centre and ¼ miles from the A303 dual-carriageway, giving easy access to the M3 motorway and A34 dual-carriageway.

Andover currently has a population in the region of 52,000 people and is scheduled to grow further over the next few years.

The town is the home of the administrative headquarters of the British Army's Land Forces and the Co-operative Group's 43,484 sq m [467.891 sq ft] distribution depot.

Many well-known companies are located in the Andover area including Britax-Excelsior, Euronics, Simplyhealth, Le Creuset, Lloyds Bank Group, Musgrave Group, Petty Wood, Stannah Lifts and Twinings to name but a few.

Terms

The units are available individually or together on a new effective full repairing and insuring lease on terms to be agreed.

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.

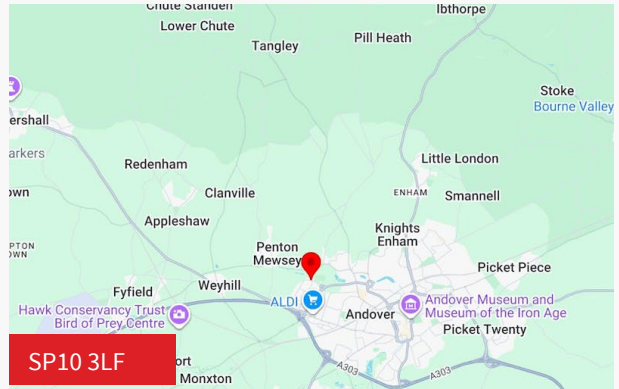
Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

Service Charge

There will be a service charge to cover the maintenance of the common parts and repair of the building.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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