



Unit 8

Harewood Farm, Andover Down, Andover, SP11 6LJ

Modern Light Industrial Unit

4,000 sq ft

(371.61 sq m)

- 5.77m eaves
- Secure Yard
- Polished Concrete Floor
- 3 Phase Power
- x2 Loading Door 4m (wide) x 5m (high)
- 2 miles to A303 Trunk Road

Summary

Available Size	4,000 sq ft
Rent	£44,000 per annum
Business Rates	Rates Payable Estimated £4.50 per sq ft (To be reassessed following subdivision)
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a modern light industrial building which, upon completion of subdivision works, will provide a unit of approximately 4,000 sq ft unit of portal steel frame construction with a minimum eaves height of 5.77m. The unit will feature two roller shutter doors (each measuring 4m wide by 5m high), and is fitted with LED lighting throughout. The premises also benefits from a 3-phase power supply.

Externally, there is secure gated yard that is shared with the neighbouring occupier.

Location

Andover Down is located on the southeastern outskirts of Andover, in close proximity to the new residential development at Picket Twenty. Walworth Business Park lies approximately 1.5 miles away and offers a range of amenities including Starbucks, Greggs, Wingers, and Lidl. Andover town centre is situated around 3 miles from the property.

The area benefits from excellent road communications. The A303, which provides a direct route to the West Country, is approximately 2 miles away and connects to the M3 motorway at Popham (12 miles). The A303 also links to the A34 trunk road (7 miles away), offering access to Southampton and the Midlands.

Harewood Farm is situated on the north side of the B3400 Whitchurch Road, approximately 1.2 miles from the Andover ring road. The site is home to several established businesses.

Viewings

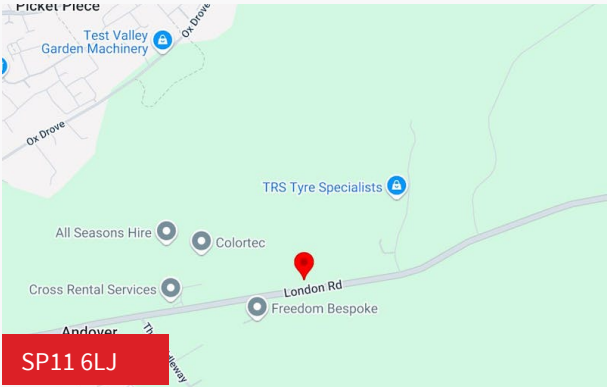
Strictly by appointment through the sole agents.

Terms

New Full Repairing and Insuring lease on terms to be agreed.

Estates Charge

The Tenant will pay a fair proportion towards the cost of maintaining the site, landscaping, etc.



Viewing & Further Information

Tom Clancy
01256 462222 | 07720 091337
tclancy@curchodandco.com

More properties @ curchodandco.com

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