



Connect

Portway East Business Park, Andover, SP10 3LU

Prominent, self-contained distribution centre available For Sale or To Let

94,994 sq ft
(8,825.23 sq m)

- Self-contained site
- Prominent position on Andover's principal industrial area
- 24/7 Access
- 108 car parking spaces
- Long Leasehold

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Summary

Available Size	94,994 sq ft
Rent	£5.75 per sq ft
Price	Price on application
Business Rates	N/A
EPC Rating	B (48)

Description

The property is constructed of steel portal frames with brick and profiled steel elevations. The unit has a minimum eaves height of approximately 5.85 metres. and there are 4 electrically operated level access full height loading doors leading to a secure concrete surfaced yard to the rear. Externally the property benefits from 360 degrees circulation based on a one way system and 108 car parking spaces. The property can operate on a 24/7 basis for logistics purposes and the site area is 3.96 acres, providing a site density of 54%.

Location

The property is situated in a very prominent position within Portway East Business Park, which lies on the western edge of the town providing excellent links to the northern ring road and the A303 London to Exeter trunk road.

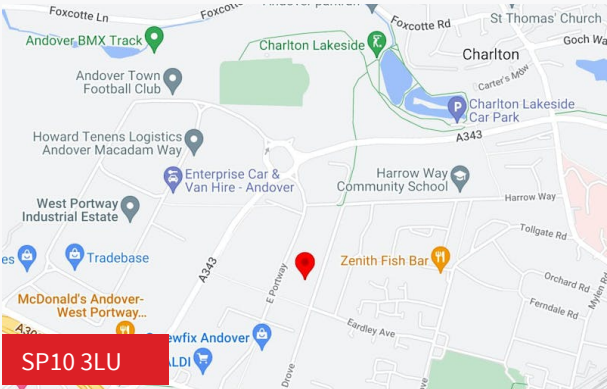
Andover is located in Hampshire, approximately 70 miles south west of Central London, 35 miles south west of Reading and 30 miles north west of Southampton. The town benefits from excellent transport connections being located adjacent to the A303 dual carriageway providing direct access to Junction 8 of the M3 motorway (c 14 miles to the east). Heathrow International Airport is located approximately 57 miles from east of Andover. Andover Railway Station (within walking distance of the property) provides direct services to London Waterloo with a fastest journey time of approximately 67 minutes.

Tenure

The property is held long leasehold on the basis of a 125-year lease from 22nd January 1971 from Test Valley Borough Council with about 73 years remaining at a passing rent of £54,245 per annum. The rent is reviewed every 5 years on the basis of one seventh of annual rack rental of the building (based on a 25-year assumed notional term).

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

Keith Enters
01256 462222 | 07803411940
kenters@curchodandco.com

Adrian Whitfield (Realest)
07901 558730
adrian.whitfield@realest.uk.com

More properties @ londonclancy.com

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