PRIME DETACHED
TRADE COUNTER UNIT



5541 SQ FT 514.78 SQ M

TO LET

UNIT 6, ANDOVER TRADE PARK, ANDOVER, SP10 3ZL

LOCATION

Andover Trade Park is situated overlooking the A345 Weyhill Road, the Churchill Way Ring Road and principal junction onto the A303 trunk route. It adjoins the West Portway Industrial Estate.

DESCRIPTION

Andover Trade Park is a development of 7 trade counter units and adjoins MacDonalds Restaurant and Drive-Thru and Travelodge Hotel.

Unit 6 is a detached building of steel frame construction with insulated cladding to walls and roof. It has a trade counter entrance and separate loading door to the warehouse.

Internally the space is already sub-divided to provide a ground floor trade counter/showroom, office and staff welfare facilities including kitchen. A mezzanine floor provides additional storage.

ADJOINING OCCUPIERS INCLUDE:

TOOLSTATION, REXEL, MOLE VALLEY FARMERS

UNIT 6, ANDOVER TRADE PARK,
ANDOVER, SP10 3ZL













ACCOMMODATION

Ground Floor	3227 sq ft	(299.79 sq m)
Mezzanine	2314 sq ft	(214.97 sq m)
Total	**5541 sq ft**	**(514.78 sq m)**



PLANNING

The property has planning consent for storage and sales of goods, primarily to the building trade and within Class B8 with up to 30% of the net internal floor area to be occupied by a showroom, Application Ref: 2008/00973.
All enquiries to Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Trade Park.

RENT

£45,000 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £46,500*
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity (3 phase), gas, water and drainage.
Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

EPC

The property has an EPC rating of B41.

VIEWING

Strictly by appointment through the agents.

Myddelton & Major
01722 337577
www.myddeltonmajor.co.uk

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