Myddelton&Major

FOR SALE



Three Commercial Buildings In About 0.5 Acres





Manor Farm
Monxton Road
Abbotts Ann
Andover
SP11 7DB

Industrial/Office Units

7,863 sq ft (730.50 sq m)

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). The property is located in a rural situation on Abbotts Ann Road between the villages of Monxton and Abbotts Ann, with Andover the nearest town 3 miles east.

Description

The property is a commercial site of approximately 0.5 acres (0.2 ha) with former farm buildings converted for industrial/office use. Externally the property has concrete hardstanding yard areas and good car parking to the front of the buildings.

Planning

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to the Agent: Myddelton & Major, The Old Police House, Stockbridge, SO20 6HE. Tel: 01264 810400.

Accommodation

Unit 1	2,289 sq ft	(212.68 sq m)
Unit 2	2,351 sq ft	(218.44 sq m)
Unit 3	3,223 sq ft	(299.38 sq m)
Total	**7,862 sq ft**	**(730.50 sq m)**

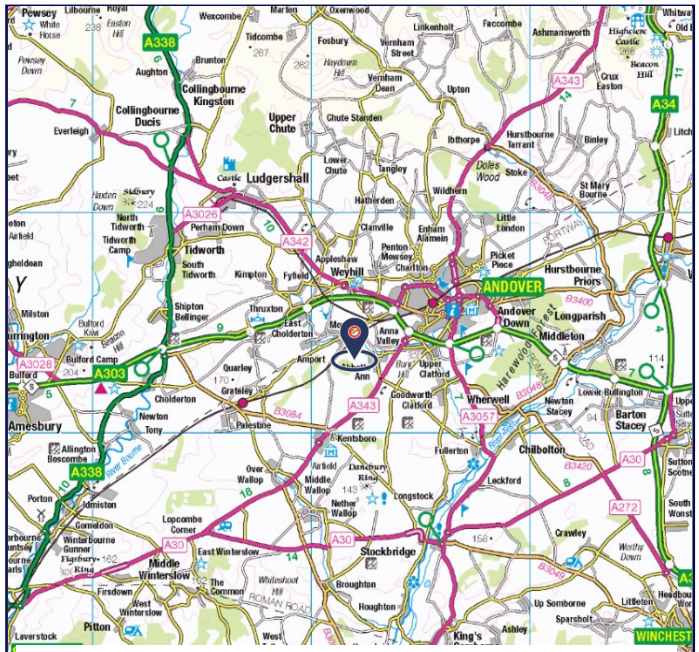
Tenure

Freehold.

Business Rates

To be assessed*

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.



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Price

£500,000.

Agents note: Unit 4 and Units 5 and 6 (shown on site plan) are also available.

VAT

Price not subject to VAT.

Services

Mains electricity and water. Private drainage. metered service connections.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Energy Performance

Unit 1 has an EPC rating of C62.
Unit 2 has an EPC rating of C70.
Unit 3 has an EPC rating of C67.

Viewing

Strictly by appointment only.
Ref: DGHS/LH/A1549

Money Laundering Regulations

Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Code for Leasing Business Premises

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.

Disclaimer

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

Site Plan - Manor Farm, Abbotts Ann



The extent of the property is edged red.

(Unit 4 and Units 5 & 6 are also available).