

To Let

**ANTON MILL, ANTON MILL LANE, ANDOVER,
SP10 2NX**

47,521 ft² 4,414.8 m²



- Town Centre Location
- Factory/Warehouse accommodation
- Available 2024.

Location

Andover is located on the A303, 70 miles west of London via the M3 motorway.

Anton Mill is situated in the centre of Andover to the rear of an Asda/cinema complex at the end of Anton Mill Road.



Description

Anton Mill is a former factory and warehouse building containing three storey brick offices of steel portal frame construction, including parts of a former mill.

The main factory/warehouse unit provides a substantial working area having an eaves height of 6 metres.

The site is bordered by waterways on three sides. There are servicing and car parking areas.

Accommodation

The property has been measured on gross internal basis and found to provide the following approximate areas:

Factory/Warehouse	3,441.4 m ²	37,043 ft ²
Mezzanines	120.2 m ²	1,294 ft ²
Open mezzanines	44.3 m ²	477 ft ²
Loading bays	220.6 m ²	2,375 ft ²
Offices	588.3 m ²	6,332 ft ²
TOTAL	4,414.8 m²	47,521 ft²

Lease Terms

The property is available To Let on a new effective full repairing and insuring lease for a term to be agreed.

Rent on application.

VAT

VAT is applicable to the rent.

Business Rates

The premises are assessed as factory and premises with a rateable value of £245,000.

Energy Performance Certificate

An EPC is being prepared.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Viewing and Further Information

For further information or to arrange an inspection, please contact:

Melisha Dias, Graham + Sibbald

07442 758 800 • melisha.dias@g-s.co.uk

Murray Walker, Graham + Sibbald

07920 492 736 • murray.walker@g-s.co.uk

Date July 2023

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.