

TO LET (MAY SELL)

Carter Jonas



20 & 21 North Way
Walworth Industrial Estate
Andover
Hampshire
SP10 5AZ

Detached Industrial / Warehouse Building

From 12,216 - 36,893 Sq Ft (1,135 - 3,427 Sq M)

- Excellent access to A303
- Established business location
- Close proximity to key transport links
- Prime employment area

LOCATION

The property is located on the Walworth Industrial Estate which occupies a strategic location just off the A303 trunk road providing a direct dual carriageway access to the M3 and The A34 trunk road which connects the South Coast ports with the Midlands via the M40. Andover has experienced significant growth over recent years and is home to a number of well known occupiers such as co-operative Group, Simply Health, Stannah, Twinings, Euronics and Ocado.

DESCRIPTION

The property comprises a steel portal frame building arranged over three bays comprising warehousing with a former production facility. Ancillary accommodation is positioned at the front of the building over two storeys to include offices, canteen area, locker and changing rooms, a reception and laboratory.

The property has potential to be sub-divided.

SPECIFICATION

- A Self contained secure site.
- Modern warehouse area .
- 6m eaves to the warehouse rising to 7.3m to pitch.
- Canteen and locker areas.
- Administrative offices.
- Covered loading area.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and extend to the following gross internal areas:

| ACCOMMODATION | SQ M | SQ FT |
|-----------------------|--------------|---------------|
| Ground Floor | 2,508 | 26,987 |
| First Floor Offices | 430 | 4,629 |
| First Floor Ancillary | 388 | 4,178 |
| External Canopy | 102 | 1,100 |
| Total | 3,428 | 36,894 |

TERMS

The property is available to rent as a whole or in part. Alternatively, consideration may be given to the sale of the long leasehold interest. Please apply to the agents for more information and ground lease information.

QUOTING RENT

Quoting Rents:
£90,000—£225,000 per annum, exclusive.

BUSINESS RATES

Rateable Value: £190,000 (1st April 2023)
Prospective occupiers are advised to satisfy themselves as to the exact rates payable.

EPC

An Energy Performance Asset Rating of D (88).

VAT

All figures quoted are exclusive of VAT, if applicable.

LEGAL COSTS

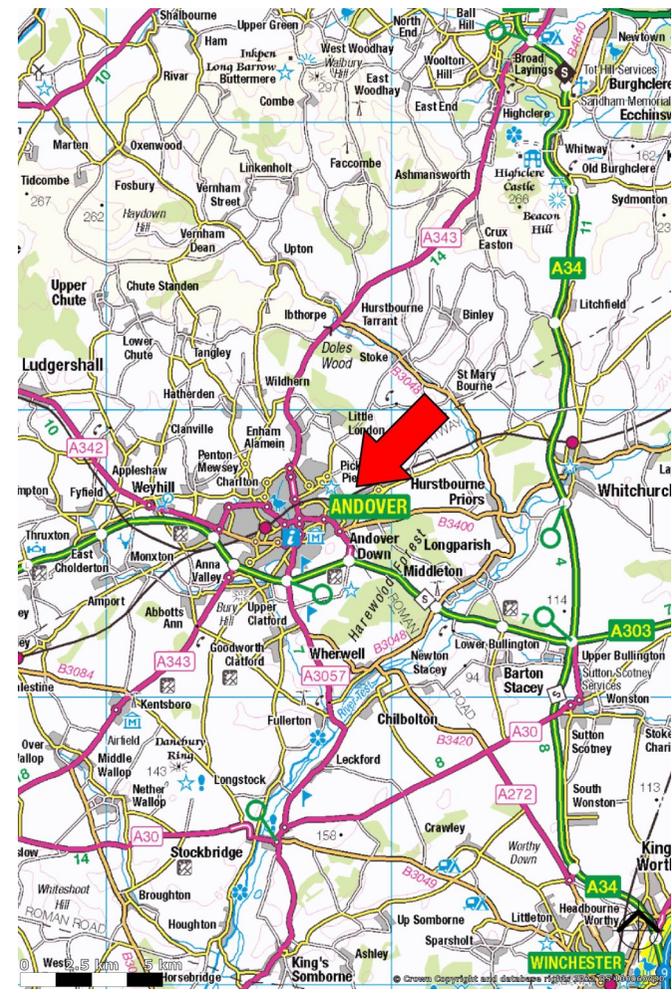
Each party is to be responsible for the payment of their own legal costs.

VIEWINGS

Strictly by prior appointment with the sole agents Carter Jonas, 0117 922 1222.



SUBJECT TO CONTRACT



For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:
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IMPORTANT INFORMATION

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JULY 2022

Carter Jonas