



Ground Floor, South Wing

Kingsgate House, Newbury Road, Andover, SP10 4DU

High Quality Air Conditioned Offices with allocated car parking

3,113 sq ft
(289.21 sq m)

- Acoustic tiled suspended ceilings
- PIR switched energy efficient lighting
- Full raised floors with bus bar power distribution beneath and floor boxes
- Simultaneous heat/cooling air conditioning installation
- Open plan layout

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Summary

Available Size	3,113 sq ft
Rent	£16 per sq ft VAT is payable on the rent.
Rates Payable	£19,461 per annum April 2023
Rateable Value	£39,000
VAT	Applicable
EPC Rating	C (59)

Description

Kingsgate House is an attractive, headquarters style office building with accommodation arranged over three floors.

The ground floor, South Wing, is mainly open plan but has two smaller rooms and a well specified kitchen of demountable stud partitioning.

Allocated parking is available on site at a ratio of 1:238 sq ft.

Location

Kingsgate House is located on the A343 Newbury Road in Andover and can be found immediately on the left hand side after driving underneath Enham Railway Arch (travelling north).

Enham Arch Retail Park which includes B&M Stores, Next and Halfords is located in close proximity, together with the Tesco's Superstore.

Strategically located, Kingsgate House is approx. 1.2 miles from Andover Town Centre and 0.70 miles from the mainline Railway Station (Waterloo journey time c. 66 minutes). The A303 is just over two miles distant providing excellent transport links to the M3 and the South West. (Source: Multimap & National Rail Enquiries). Arial 10

Accommodation

Name	sq ft	sq m	Availability
Ground - South Wing	3,113	289.21	Available
Total	3,113	289.21	

Terms

A new effectively Full Repairing and Insuring Lease is available for a term to be agreed.

Rent

£16.00 per sq ft. The rent is payable quarterly in advance and VAT is applicable.

Service Charge

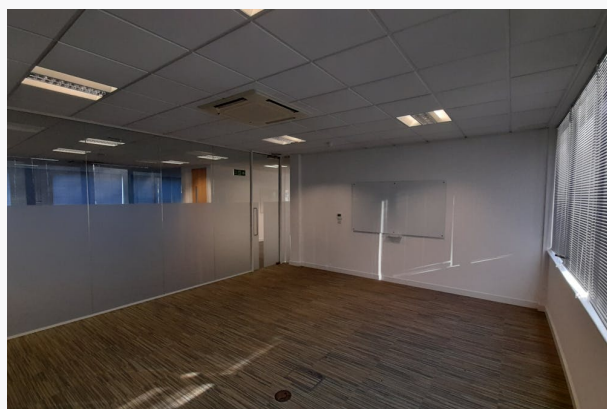
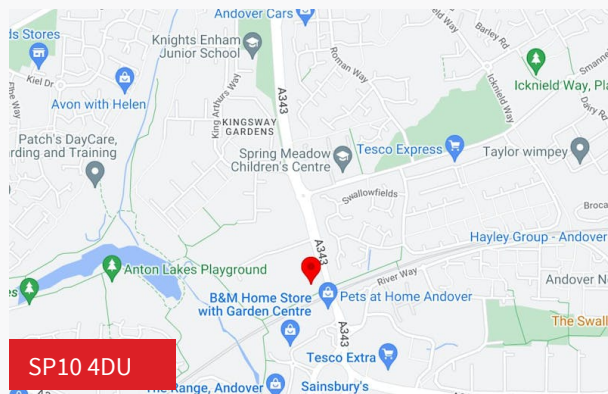
There will be a charge payable to cover items such as general external repairs, maintenance and management fees. etc. Buildings insurance will be charged for separately. More information is available on request.

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.

Legal Costs

Each party are to pay their own legal costs.



Viewing & Further Information

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