



Cheriton House, North Way, Walworth Business Park

Andover, SP10 5AZ

**Good Quality Offices with
ample parking and excellent
on-site facilities**

12,556 sq ft
(1,166.49 sq m)

- Occupying a prominent position on the Walworth Business Park
- Within walking distance of Tesco supermarket and the Enham Arch Retail Park
- Comprising 2nd floor office suite, which is predominantly open plan
- Access via a well presented reception area leading to stairwell or via the passenger lift
- On site gym facilities
- Ample car parking

Summary

Available Size	12,556 sq ft
Rent	£125,500 per annum
Business Rates	N/A
Service Charge	A comprehensive service charge will be payable in respect of the property. Further details available upon request.
EPC Rating	C (74)

Description

The property comprises a 2nd floor office suite, which is predominantly open plan in configuration with a number of separate office and meeting rooms constructed from demountable stud partitioning. The property benefits from air conditioning providing heating and cooling, Category II lighting, Category V cabling and a carpet tiled floor throughout.

Kitchen and toilet facilities are provided within the communal areas on the 2nd floor and there is a gym on the ground floor that can be utilised by the tenants. Access to the 2nd floor is via the well-presented reception area leading to the stairwell or via the passenger lift. There is ample car parking allocated to the 2nd floor. More information is available upon request.

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 occupies a prominent position on the Walworth Business Park, which is the largest commercial centre in Andover.

The offices are situated within walking distance of the Tesco supermarket and the Enham Arch Retail Park, whose occupiers include Halfords, Homebase, Next, KFC, Wickes and The Range.

Accommodation

Description	sq ft	sq m
2nd Floor Offices	12,462	1,157.76
Kitchen	94	8.73
Total	12,556	1,166.49

Anti Money Laundering

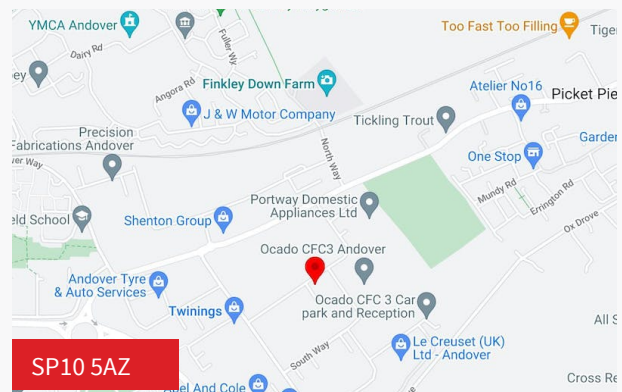
To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Lease Terms

The property is available by way of a new lease on terms to be agreed, contracted out of the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

Planning

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.



Viewing & Further Information

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Common Areas

