

# PLOT 5 EAST PORTWAY BUSINESS PARK

ANDOVER, SP10 3LU

**21,329 SQ FT**

**(1,981.6 SQ M)**

**FOR SALE**

**HIGH QUALITY R&D/High  
Office Content Industrial Unit**

## Key Benefits

- Detached building on self-contained site of approx. 0.9 acre.
- Very well maintained property currently fitted out for hi-tech / R&D purposes.
- Suitable for other uses
- Suspended ceiling and A/C throughout
- Canteen area
- Part carpeted / part anti-static flooring
- 3 phase power
- Compressed air
- Loading door access at rear of property
- Offices, Male & Female WCs

## Contacts

**Nick Tutton**

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June 2017

**LONG LEASEHOLD SALE**

**PRICE REDUCTION**

**To £35 per sq ft**



## Location

The Portway Industrial Estate lies on the western outskirts of Andover and adjacent to the ring-road leading to the A303 dual carriageway. The A303 provides access to the South West to the west and the M3 via the A34 to the east.

Andover is home of the British Army's Land Forces new administrative HQ, and many well know national and international occupiers such as Abel & Cole, Le Creuset, Twinings, Stannah Lifts, Howard Tenens and Co-op.

## Distance Chart

A303 Dual carriageway	0.5 miles
A34 (Bullington Cross junction)	9 miles
M3 motorway (Junction 9/Winnall)	18 miles
M27 Motorway (Junction 5 Eastleigh / M3 J14 interchange)	27
Southampton Docks (Dock Gate 20 via M27 & M271)	34 miles

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## Description

The property is a detached unit of steel portal frame construction with brick/block elevations. The property has been extensively fitted out for R&D / Hi-tech use with quality open plan ancillary office accommodation, large meeting/board room and canteen.

The property currently has a suspended ceiling throughout together with air conditioning and part carpeted/part anti-static flooring.

There is a large loading door located at the rear of the property.

Externally, there is a yard/parking area with parking for approx. 60 cars.

## Accommodation

The property has been measured on a gross internal area (GIA) basis in accordance with the RICS code of measuring Practice.

Description	Sq M	Sq Ft
Ground Floor	1,981	21,329

## Tenure

We are advised that the site is held on a long leasehold basis with a lease for a term of 99 years from 10th April 1973. The current ground rent passing is £22,570 pa.

## Price

**REDUCED** to £750,000 (equivalent to £35 per sq ft) + VAT

## Business Rates

We believe the current rateable value is £79,000. However potential occupiers are also advised to make their own enquiries.

## EPC

C-74.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

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