



Units 1 To 2 Focus 303 Business Centre, Focus Way, Andover SP10 5NY

FOR SALE

Industrial/Warehouse Units

1,968 - 3,936 Sq Ft
(183 - 366 Sq M)

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DESCRIPTION

Units 1 & 2 are of blockwork construction with glassed frontage. Access to the unit is through two manual loading doors or separate pedestrian entrances. Internally the unit benefits from ground floor storage/industrial space with kitchenette and WC facilities. Unit 1 benefits from mezzanine office accommodation. Both units benefit from 5 parking spaces each.

- ✓ 6.31m eaves height
- ✓ Manual loading doors
- ✓ Allocated parking
- ✓ Unique opportunity
- ✓ Mezzanine office accommodation in unit 1.

LOCATION

The premises are located in the Focus 303 Business Centre, situated along Focus Way, located on the popular Walworth Business Park, which sits on the eastern outskirts of Andover, close to the ring-road which leads to the A303 dual-carriageway.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 1	1,968	183
Unit 2	1,968	183
Total	3,936	366

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

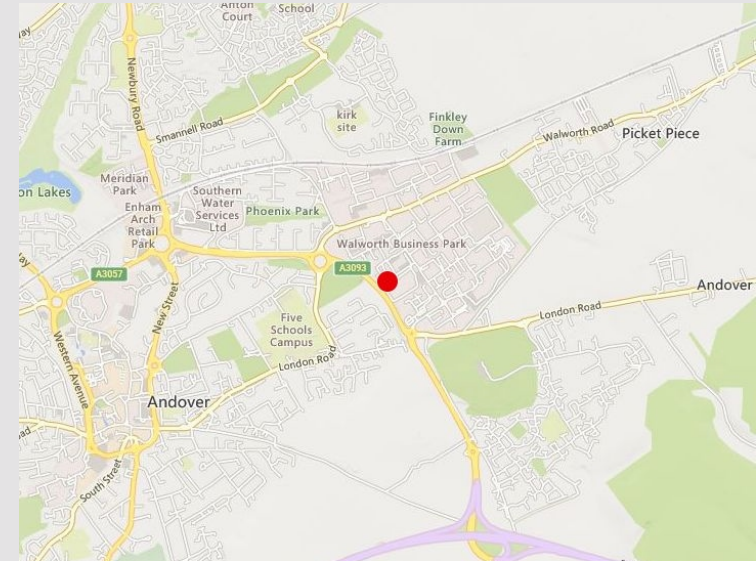
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Units are offered for sale on a long leasehold basis for the remaining term of 90 years, terms on application.

EPC

The Energy Performance Asset Rating is C-D.



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VIEWING & FURTHER INFORMATION

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