



Unit 6 Focus 303 Business Centre, Focus Way, Andover SP10 5NY

**FOR SALE**

Industrial/Warehouse Units

**1,863 Sq Ft  
(173 Sq M)**



## DESCRIPTION

The property is an end terrace business unit. The ground floor accommodation is a workshop/strorage area with suspended ceiling, to the rear of unit there is a WC.

The first floor accommodation is an office with carpet tiles, suspended ceiling and LED Light panels. The unit is accessed via a seperate pedestrian door or a manual loading door. The property also benefits from 3 allocated parking spaces.

- ✔ Manual loading door 2.90m (W) x 2.60 (H)
- ✔ First floor offices
- ✔ Allocated parking
- ✔ Unique opportunity



## 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 6	1,863	173
<b>Total</b>	<b>1,863</b>	<b>173</b>

## 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

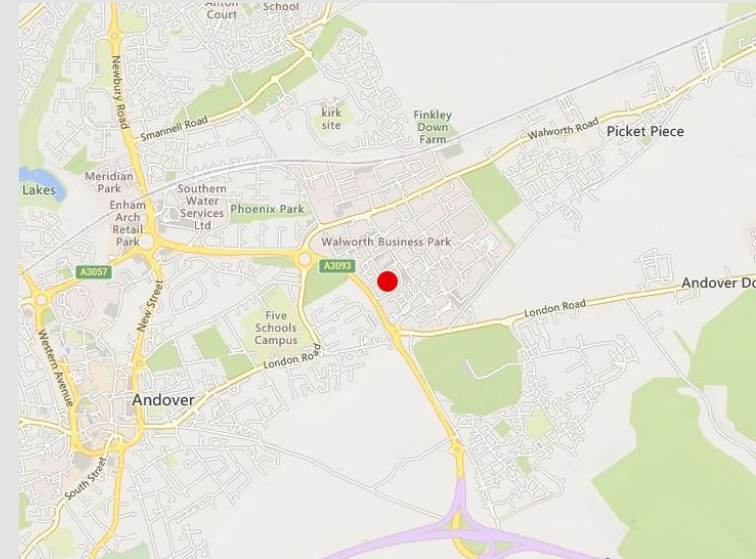
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Unit 6 is offered for sale on a long leasehold basis for the remaining term of 90 years, with the benefit of a FRI Lease on a 10 year term from 29/09/2021 at a rent of £14,840 pax.

## EPC

The Energy Performance Asset Rating is C-D.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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