



Units A & B Rennie Gate, Mitchell Close, Andover SP10 3TU

FOR SALE

Self Contained Industrial Units with
Secure Yard

14,194 Sq Ft
(1,319 Sq M)

Units A & B Rennie Gate, Mitchell Close, Andover SP10 3TU

DESCRIPTION

The detached industrial/warehouses properties comprise of steel portal frame construction with brick elevations under a corrugated roof with translucent light panels. There is inner blockwork with part brick and profile metal sheet clad elevations. The offices are accessed via a pedestrian entrance with the warehouse accessed via electric sectional shutter loading doors. There are offices and male and female WC facilities at ground and first floor level. Externally, the site benefits from a secure yard with ample car parking spaces.

- ✓ 2 x sectional roller shutter doors 4m x 4m
- ✓ 5.7m eaves height
- ✓ 3 phase electric and gas supply
- ✓ Secure contained site of 0.72 acres
- ✓ Male and female WC facilities



LOCATION

The premises are prominently situated on the corner of Macadam Way and Mitchell Close, part of the established Portway West Business Park, Andover, North Hampshire which is situated on the A303 Trunk Road linking directly to the M3 at J8, approx. 20 miles to the east, London and the M25 and interconnects with the A34 dual carriageway running north from the M3 at Winchester.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit A	8,304	771
Unit B	5,890	547
Total	14,194	1,319

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

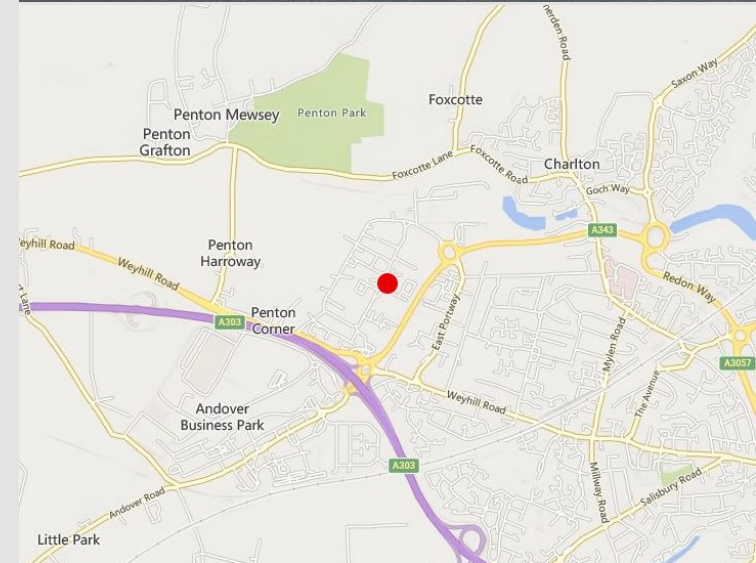
Offers above £1,050,000 for the Long Leasehold.

TERMS

A Long Leasehold for 125 years with effect from 18th April 1984 with 5 yearly rent reviews. A ground rent of £10,650 pa is payable currently. Further details available on request.

EPC

The Energy Performance Asset ratings are: Unit A - E (115) and Unit B - C (74).



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 03-Oct-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Luke Mort
07591 384236
lmort@lsh.co.uk

Dan Rawlings
07702 809192
drawing@lsh.co.uk