



Unit A Rennie Gate, Mitchell Close, Andover SP10 3TU

**TO LET**

Self Contained Industrial Unit With  
Shared Yard

**8,304 Sq Ft  
(771 Sq M)**

## DESCRIPTION

The detached industrial/warehouse property comprises 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 office is 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 unit benefits from a shared secure yard with ample car parking spaces

- ✔ 2 x Sectional Roller Shutter Doors - 4m x 4m
- ✔ 5.7m Eaves Height
- ✔ 3 Phase Electric & Gas Supply
- ✔ Share Secured Yard
- ✔ Male & Female WC's



## LOCATION

Situated on the corner of Macadam Way and Mitchell Close, part of the established Portway West Business Park situated on the A303 Trunk Road. The A303 links directly to the M3 at J8, approx. 20 miles to the east, London and the M25 and interconnects with the A34 running north from the M3 at Winchester, linking Newbury and Oxford to the M40.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Warehouse	7,160	665
First Floor Offices	1,144	106
<b>Total</b>	<b>8,304</b>	<b>771</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.

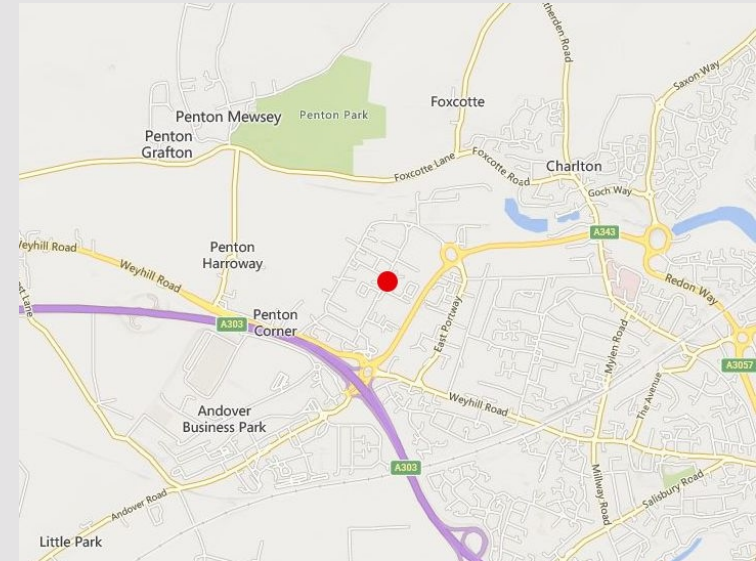
## BUSINESS RATES

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

## TERMS

The premises are available by way of a new full repairing and insuring lease on terms to be agreed. The rent will be £69,500 per annum.

**EPC** The Energy Performance Asset Rating is E (115).



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Regulated by RICS 03-Oct-2023

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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