

UNITS 4 & 5
AVAILABLE TO LET

Crown Way

Walworth Industrial Estate
Andover, SP10 5LU

14,130 ft² (1,313 m²)

Location

The Walworth Industrial Estate is situated in the east of Andover and is easily accessed from the A3093 ring road. The nearby A303 provides direct access to the South West and also to the M3 and A34 trunk roads.

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

Abel & Cole

TWININGS
OF LONDON

LE CREUSET

Stannah

CO
OP

Howard
Tenens





**UNITS
4 & 5**



DRIVE-TIMES

Southampton: 30 miles
Portsmouth: 46 miles
London: 70 miles



TRAIN TIMES

Basingstoke: 20 mins
Southampton: 40 mins
London Waterloo: 70 mins



AIRPORTS

Southampton: 28 miles
Heathrow: 52 miles
Gatwick: 77 miles

Description

The property comprises a mid terrace industrial unit of steel portal frame construction with brick, block and clad elevations. The property benefits from a large clear span warehouse area providing excellent cubic capacity for storage or machinery operation. Parking and loading is available to the front of the property.

The property benefits from:

- ▶ To undergo refurbishment
- ▶ Forecourt loading and parking
- ▶ Separate communal car park
- ▶ 2 electric loading doors
- ▶ 6.65m eaves height
- ▶ 3 phase power
- ▶ First floor offices & WCs
- ▶ Glazed canteen
- ▶ Lobby entrance (fronting Walworth Rd)
- ▶ LED lights
- ▶ Gas supply



Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows (GIA):

| | | |
|------------------|------------------------------|----------------------------|
| Warehouse | 12,482 ft ² | 1,160 m ² |
| Offices | 1,648 ft ² | 153 m ² |
| Total | 14,130 ft² | 1,313 m² |



Indicative image --Unit 10-11 exterior



Indicative image - Unit 10-11 office



Indicative image - Unit 10-11 warehouse

TERMS

The premises will be available on a new full repairing and insuring lease on terms to be agreed.

RENT

£120,105 per annum, exclusive of rates, service charge and all other outgoings.

BUSINESS RATES

We understand the property has a Rateable Value of £93,000. Any prospective lessee is advised to rely on their own enquiries as to the Rates Payable with the Local Rating Authority or Valuation Office Agency www.voa.gov.uk

LEGAL COSTS

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

VAT

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

EPC

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VIEWING

For further information including arrangements for viewing, please contact the joint sole agents.

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