UNITS 4 & 5 AVAILABLE TO LET

# Crown Way

Walworth Industrial Estate Andover, SP10 5LU

**14,130 ft<sup>2</sup>** (1,313 m<sup>2</sup>)

ndicative image

# 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.

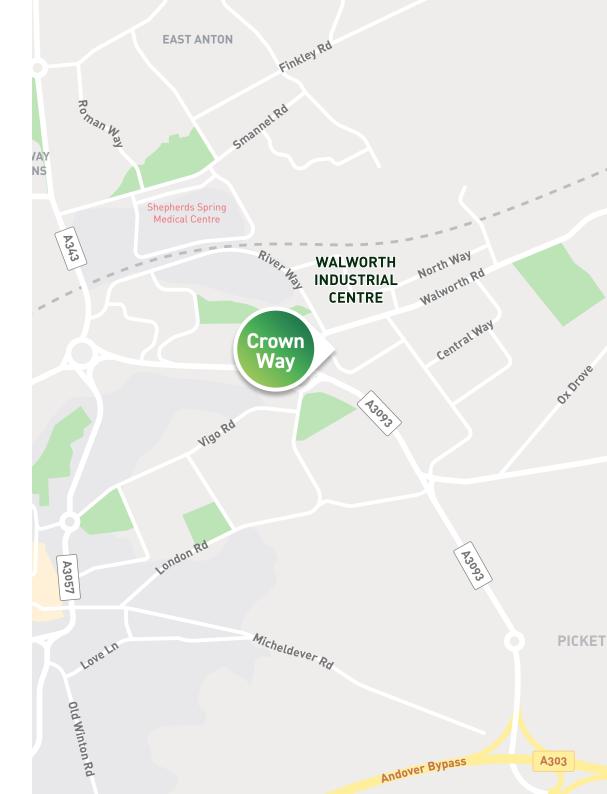
Andover is the home of the British Army Land Forces' new administrative HQ, and also has many well known national and international operators such as Abel & Cole, Le Creuset, Twinings, Stannah Lifts, Howard Tenens and Co-op.

LE CREUSET

Howard

Abel & Cole JWININGS

Stannah



### DRIVE-TIMES

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



UNITS 4 & 5

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### 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



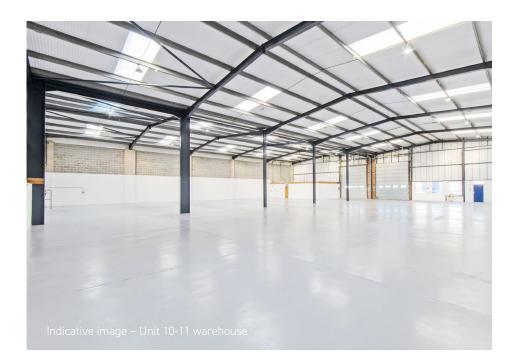
# Accommodation

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

Warehouse	12,482 ft <sup>2</sup>	1,160 m <sup>2</sup>
Offices	1,648 ft <sup>2</sup>	153 m <sup>2</sup>
Total	14,130 ft <sup>2</sup>	1,313 m <sup>2</sup>







#### 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.

## **CBRE** +44 (0)23 8033 8811

Nick Tutton nick.tutton@cbre.com D: 023 8020 6313 M: 07887 563 264

#### Oliver Sherriff oliver.sherriff@cbre.com D: 023 8020 6355 M: 07919 392 004

### Lambert Smith Hampton 023 8033 0041

#### Dan Rawlings drawlings@lsh.co.uk D: 023 8071 3077 M: 07702 809 192

Luke Mort lmort@lsh.co.uk D: 023 8033 0041 M: 07591 384 236

# **Crown Way**

Walworth Industrial Estate Andover, SP10 5LU

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