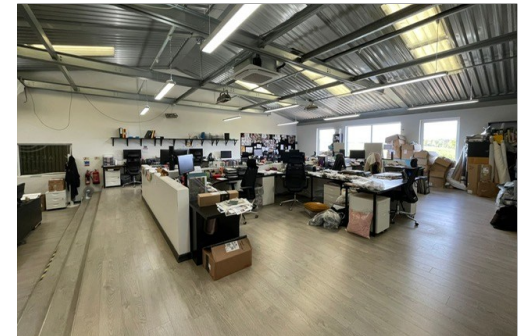


# Myddelton&Major

FOR SALE



Warehouse With  
Excellent Offices & Ample  
Parking/Open Storage



The New Barn  
Walworth Road  
Picket Piece  
Andover  
SP11 6LU

Industrial/Warehouse Office  
7,506.7 sq ft (697.40 sq m)  
Total Area of Land: 2.079 acres

Permission to provide an additional  
16,066 sq ft (1,492.60 sq m)



## Location

The New Barn is situated on the Walworth Road on the eastern end of Picket Piece. The Walworth Industrial Estate is close by although the area is predominantly residential with a considerable amount of new homes constructed in the last 10 years. Andover benefits from an excellent road communication with the A303 linking to the M3 motorway and the A34 trunk road providing access to London, the Midlands and the North, and also to Southampton. The A303 also provides access to the South West.

## Description

A detached building constructed of steel framed elevations standing in 2.079 acres and arranged over two floors. The ground floor comprises warehouse storage areas which are currently divided into 3 sections. There is also a store, delivery bay and WC. The first floor comprises an excellent office space with two self contained offices, a kitchen area and a large cloakroom. Outside there is planning permission for an additional 16,066 sq ft (1,492.60 sq m) of warehouse buildings. There remains ample car parking and space for open storage.

## Planning

There is planning permission for an additional 16,066 sq ft (1,492.60 sq m). Planning Application ref: 17/01275/FULLN.

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

## Accommodation

### Ground Floor

Warehouse	1,354 sq ft	(125.77 sq m)
Warehouse Storage	2,363 sq ft	(219.55 sq m)
Delivery Bay	437 sq ft	(40.60 sq m)
Store	120 sq ft	(11.18 sq m)
WC	44 sq ft	(4.09 sq m)
Ancillary	302 sq ft	(28.03 sq m)
<b>Total</b>	<b>4,667 sq ft</b>	<b>(433.60 sq m)</b>



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### First Floor

Office Workspace	1,960 sq ft	(182.10 sq m)
Office 1	137 sq ft	(12.74 sq m)
Office 2	116 sq ft	(10.80 sq m)
Kitchen Area	345 sq ft	(32.05 sq m)
Cloakroom & Ancillary	281 sq ft	(26.11 sq m)
<b>Total</b>	<b>2,840 sq ft</b>	<b>(263.8 sq m)</b>

### Tenure

Freehold.

### Money Laundering Regulations

Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

### Code for Leasing Business Premises

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).

## Price

Available as a whole or separate lots.

£1,300,000 for the whole excluding the land edged blue which is the vehicular access to the property. The existing building could be acquired without the remainder of the land shown edged yellow and red.

## VAT

Price is not subject to VAT.

## Business Rates

Rateable Value: £45,000.\*

Rates payable for year ending 31/03/26: £22,455.\*

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

## Services

Mains electricity, water and drainage available. Solar panels heating.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## Energy Performance

The property has an EPC rating of A14.

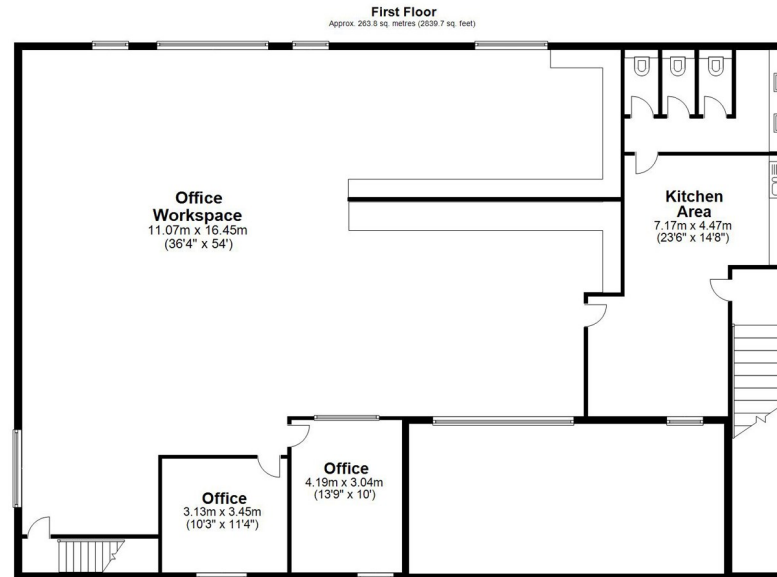
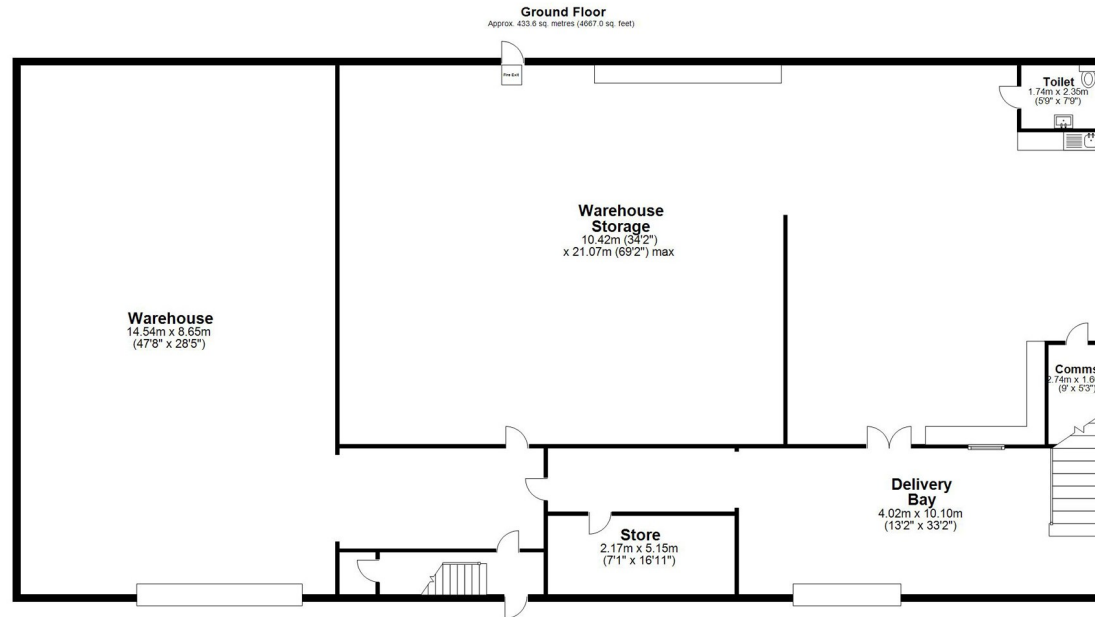
## Viewing

Strictly by appointment only.

Ref: DGHS/LH/A1553

### Disclaimer

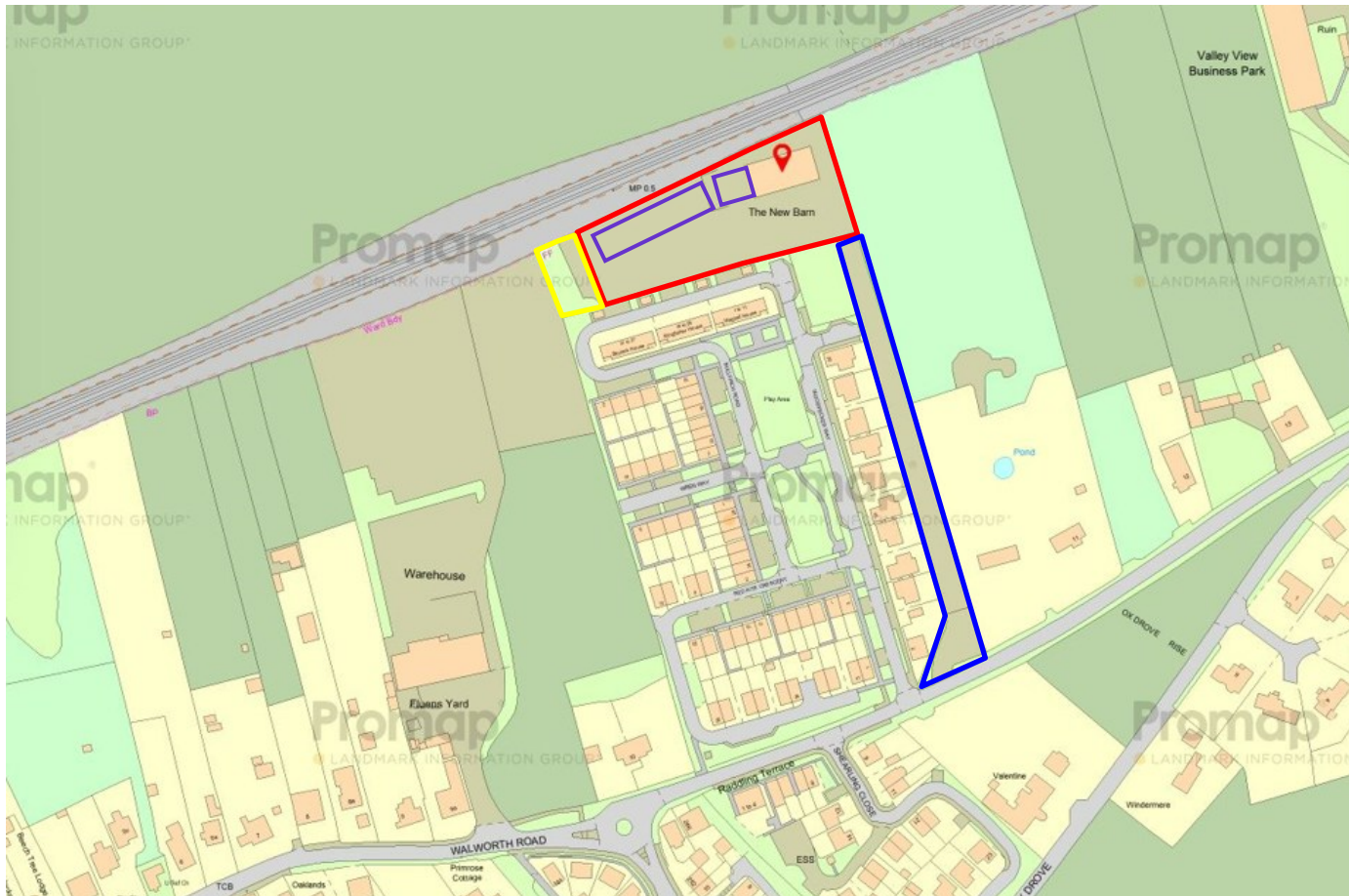
Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.



Total area: approx. 697.4 sq. metres (7506.7 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines





Red: 1.277 acres  
 Yellow: 0.185 acres  
 Blue: 0.617 acres

Total 2.079 acres

The areas edged purple indicate the extension to the existing unit and the proposed new unit as outlined in the Planning Permission Ref: 17/01275/FULLN.