

Myddelton&Major

FOR SALE



A Range Of Commercial
Buildings In About 1.1 acre



Manor Farm
Monxton Road
Abbotts Ann
Andover
SP11 7DB

Industrial/Office Units
12,591 sq ft (1,169.70 sq m)
Available as a whole or in separate lots.
A pair of cottages in 1.5 acres are also available.

Location

Andover is an important commercial centre of north Hampshire, situated on the A303 Trunk Road. The A303 links directly to the M3 at Junction 8, approximately 20 miles to the east, London and the M25 and interconnects with the A34 dual carriageway running north from the M3 at Winchester, linking Newbury and Oxford to the M40. Main line railway connection to London Waterloo (approximately 70 minutes). The property is located in a rural situation on Abbotts Ann Road between the villages of Monxton and Abbotts Ann, with Andover the nearest town 3 miles east.

Description

The property is a commercial site of approximately 1.1 acres (0.45 ha) with former farm buildings converted for industrial/office use. Externally the property has concrete hardstanding yard areas and good car parking to the front of the buildings.

Planning

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

If sold separately the lots shown on the plan (page 3) would comprise:

Lot 1 (edged black)

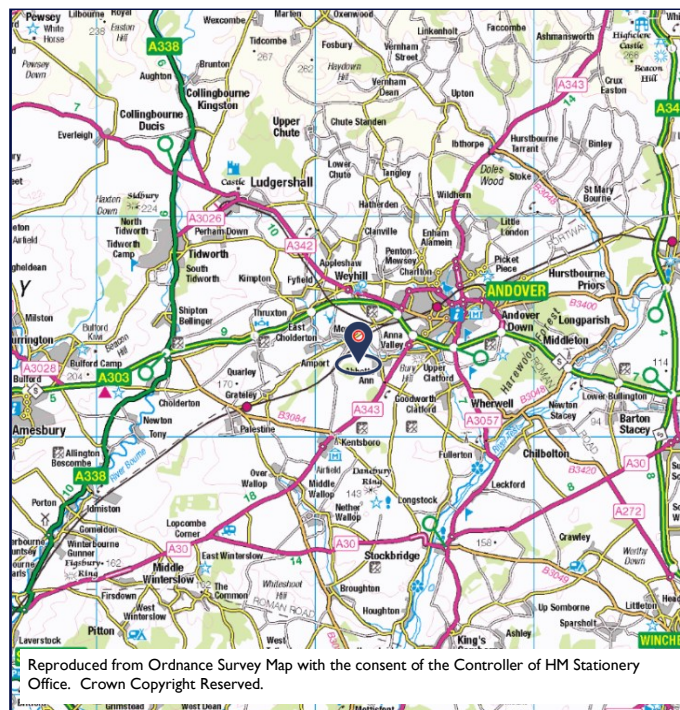
Unit 1	2,289 sq ft	(212.68 sq m)
Unit 2	2,351 sq ft	(218.44 sq m)
Unit 3	3,223 sq ft	(299.38 sq m)

Lot 2 (edged purple)

Unit 4	1,158 sq ft	(107.62 sq m)
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Lot 3 (edged orange)

Unit 5	1,400 sq ft	(130.02 sq m)
Unit 6	2,170 sq ft	(201.58 sq m)
Total	12,591 sq ft	(1169.70 sq m)



Lot 4 (edged yellow)

There is an additional Lot 4 which is 2 semi-detached Cottages, 1 & 2 Manor Farm Cottages standing in 1.5 acres.

Tenure

Freehold.

Business Rates

To be assessed*

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

The cottages are assessed as Council Tax band E..

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.

Price

For Lots 1, 2 and 3 if bought together: Offers in Excess of £1,000,000.

Guide Price for the Separate lots:

Lot 1:	£500,000
Lot 2:	£250,000
Lot 3:	£450,000
Lot 4:	£900,000

No sale on an individual Lot will be concluded until terms have been agreed on all the Lots.

VAT

Price not subject to VAT.

Services

Mains electricity and water. Private drainage. The vendors will confirm appropriate vehicular access to each Lot and provide separate all metered service connections.

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

Unit 1 has an EPC rating of C62.

Unit 2 has an EPC rating of C70.

Unit 3 has an EPC rating of C67.

Unit 4 has an EPC rating of C69.

Unit 5 has an EPC rating of B40.

Unit 6 has an EPC rating of C71.

The Cottages have an EPC rating of D57.

Viewing

Strictly by appointment only.

Ref: DGHS/LH/A1549

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.

Site Plan - Manor Farm, Abbots Ann

