

**Mileway**

28 North Way, Walworth Business Park, Andover, SP10 5LH

ANDOVER

# 28 North Way

Available to Let  
Fully Refurbished Net Zero Scheme  
Industrial / Warehouse Premises  
47,035 sq ft (4,369.7 sq m)

28  
North Way

-  7.1m eaves height
-  Detached building with private service yard
-  11 level access loading doors
-  Large Solar PV Array producing 438 kWp
-  Comprehensively refurbished throughout

**Available to Let**  
Industrial / Warehouse Premises  
47,035 sq ft (4,369.7 sq m)

The premises comprise a detached industrial/warehouse site, with air-conditioned two-storey offices, WCs and shower facilities, all on a site of 1.91 acres (0.77 hectares). The premises have an internal eaves height of 7.1 m (23'4"), 11 level access loading doors and LED lighting throughout; together with excellent parking, yard and lorry turning facilities.

A complete refurbishment programme has recently completed, which includes a complete overhaul of the roof and gutter systems and new 438 kWp Solar PV system installed to the roof, with a PV Generator surface of 1,939.2 m<sup>2</sup>. Full redecoration has been undertaken throughout, including new floor finishes and new roller shutter doors.



3 phase power



24/7 access



Six Electric Vehicle Charging Spaces



New LED lighting throughout



EPC A+ rating



Newly refurbished offices with air-conditioning

## Siteplan



## Accommodation

Unit	sq m	sq ft
Industrial/Warehouse	4,047.6 sq m (GIA)	43,568 sq ft (GIA)
Office & Ancillary	322.1 sq m (GIA)	3,467 sq ft (GIA)
<b>TOTAL</b>	<b>4,369.7 sq m (GIA)</b>	<b>47,035 sq ft (GIA)</b>

## Key Features

- Newly refurbished
- EPC A+ rating
- PV power
- Junction 8 of M3: 15 min drive via A303



# Walworth Business Park

28 North Way, Walworth Business Park, Andover, SP10 5LH

## EPC

Rating A+

## Terms

The property is available on a leasehold basis for a term to be agreed.

## VAT

VAT will be payable where applicable.

## Legal Costs

Each party to bear their own legal costs and the incoming tenant to pay Test Valley Borough Council's costs as freeholder (usually £1,100 per transaction).

## Location

The property is located prominently on North Way, within the Walworth Business Park which lies on the eastern outskirts of Andover, next to the ring road which leads onto the A303 dual carriageway. Andover has a population in the region of 52,000 people and is scheduled to grow further over the next few years.

## Viewing / Further Information

### Mileway

Zachary Hanna  
Southeast@mileway.com  
020 3991 3516



Tim Clement  
Tim.Clement@jll.com  
07970 092974



Philip Hadfield  
pah@stratfords-commercial.co.uk  
01264 351 622



Keith Enters  
kenters@curchodandco.com  
07803 411 940



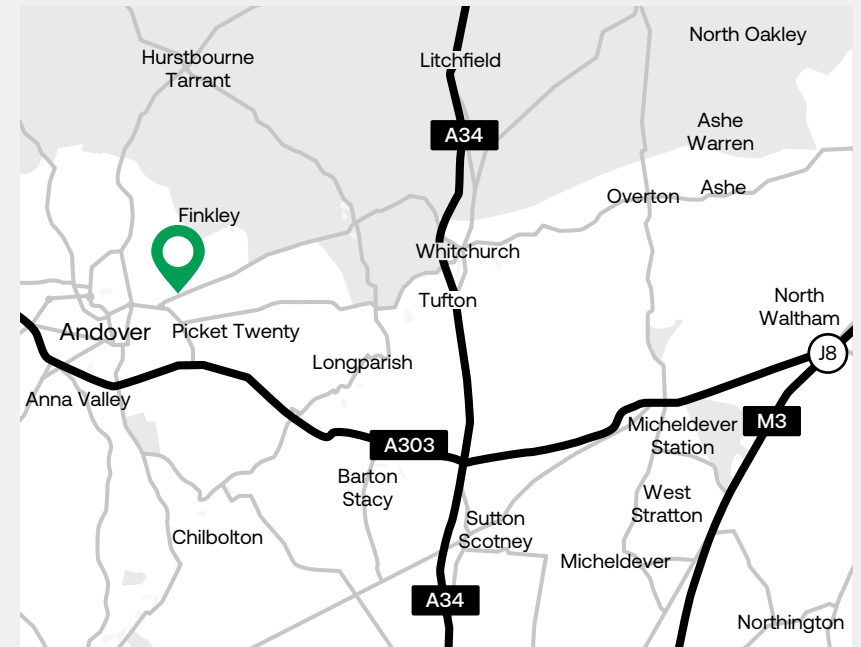
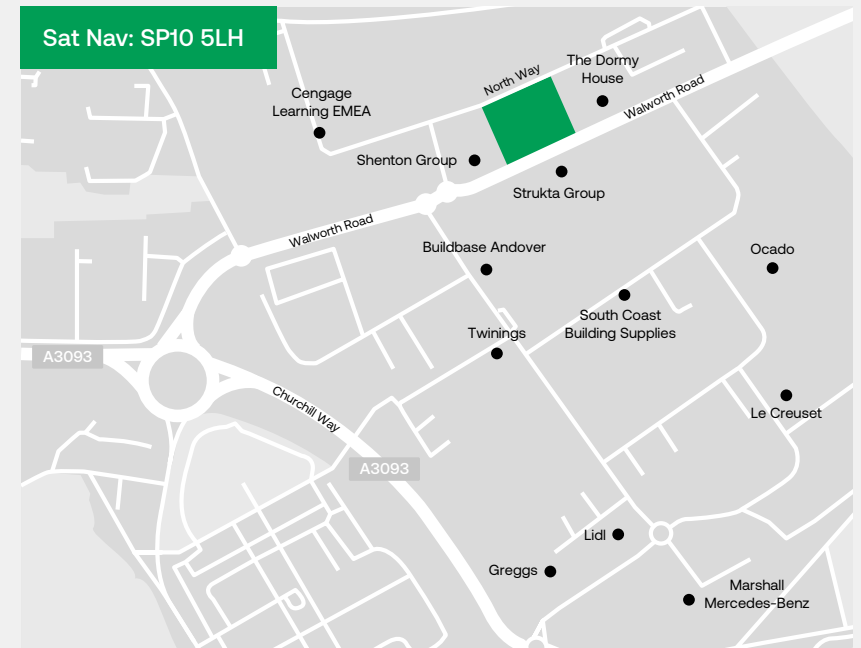
### By Road

2 minutes to A303 dual carriageway



### By Rail

Andover station to London Waterloo is 1hr 9mins



The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them, (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. June 2023.

mileway.com

Mileway