

TO LET: FLEXIBLE INDUSTRIAL UNIT



Unit 2 Manor Farm, Down Road, Kimpton, Andover
Hampshire SP11 8PG

Excellent location for A303 | 2,610sq ft (242 sq m) in total | Ample Parking

EXCELLENT UNIT TO RENT ON FLEXIBLE TERMS
UNIT 2 AVAILABLE

£15,900 per annum (for the whole)

UNIT 2 MANOR FARM, ANDOVER SP11 8PG

LOCATION

Manor Farm is located just 6.5 miles west of the town of Andover and less than 30 miles west of Basingstoke. Both towns have direct rail access to London. The farm has excellent road communication links with the A303 approximately 2 miles south of the property and the A338 approximately 3 miles west. Southampton airport lies approximately 32 miles south.

DESCRIPTION

Unit 2 at Kimpton Manor Farm is a smart, purpose built commercial unit, available as a whole. The building benefits from steel portal frame construction, concrete floors, roller shutter doors and 3-phase electrical connection. The building is well placed in a tidy concreted yard with a large turning circle for lorries and good onsite parking.

Unit 2 benefits from WC facilities and fibre broadband connections, along with a gas supply available for installation of a boiler. There is a meeting / breakout room.

ACCOMMODATION AND RENT

Unit 2 - 2,610 ft² (242 m²) Rent: £15,900 per annum plus VAT

BUSINESS RATES

The rateable value for the whole building is £49,500 however is currently being split as this rateable value is for two separate units and therefore the revised business rates are still to be determined. Rates will be payable by the Tenant.

TERMS

The premises are available on an internal maintaining and repairing lease for a term by arrangement and subject to regular rent reviews. The rent is exclusive of all outgoings and VAT and will be payable monthly in advance.

LEGAL COSTS

Each party will be responsible for their own legal costs.

CONTACT

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VIEWINGS Strictly by appointment with BCM

LOCAL AUTHORITY

Test Valley Borough Council
t 01264 368 000 w testvalley.gov.uk

DIRECTIONS

From the A303 follow exit signs to Thruxton Race Circuit. Continue past the entrance to the Race Circuit to a T-junction. Turn right onto Snoddington Road and at the next T-junction turn left onto Water Lane and continue for approximately 0.2 miles before turning left onto Down Road. Follow Down Road for approximately 0.2 miles before turning left into Manor Farm. The Unit will be found at the end of the drive on the right.

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Important Notice:

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