



## Unit 24

Mayfield Avenue Industrial Park, Andover, SP11 8HU

## Factory/warehouse Unit

7,294 sq ft

(677.63 sq m)

- Internal Eaves Height 5.8m [19'0"]
- 2 Loading Doors
- Lighting
- Parking

## Summary

Available Size	7,294 sq ft
Rent	£42,000 per annum plus VAT
Business Rates	To be reassessed
Service Charge	Upon Enquiry
VAT	Applicable
EPC Rating	Upon enquiry

## Description

Unit 24 has an internal eaves height of 5.80m, 2 loading doors, lighting, WCs and parking

## Location

The premises are located in the Mayfield Avenue Industrial Estate, off Fyfield Road, in the village of Weyhill which is about 2 1/4 miles west of the A303 dual carriageway and 4 miles west of Andover Town Centre.

The Andover area currently has a population in the region of 52,000 people which is scheduled to grow further over the next few years and is home to the administrative headquarters of the British Army's Land Forces and the Co-operative Group's 43,484 m2 [467,891 ft2] distribution depot.

Many well known companies are located the the Andover area including Britax-Excelsior, Euronics, Simplyhealth, Le Creuset, Ocado, Petty Wood, Stannah Lifts and Twinings to name but a few.

There are good transport road links to: London, the M25 and Heathrow & Gatwick Airports by the A303 dual - carriageway and M3; the West Country again by the A303; the major South Coast Ports of Southampton and Portsmouth together with Southampton Airport by the A303/A34/M3; and the Midlands and the North by the A303/A34/M40. Andover also has a mainline railway station on the London Waterloo - Exeter line with a journey time to London of about 70 minutes.

## Accommodation

The accommodation comprises of the following

Description	sq ft	sq m
Factory/Warehouse	6,976	648.09
Office & Ancillary	318	29.54
<b>Total</b>	<b>7,294</b>	<b>677.63</b>

## Terms

To be let on a new FRI lease for a term to be agreed.

## Service Charge

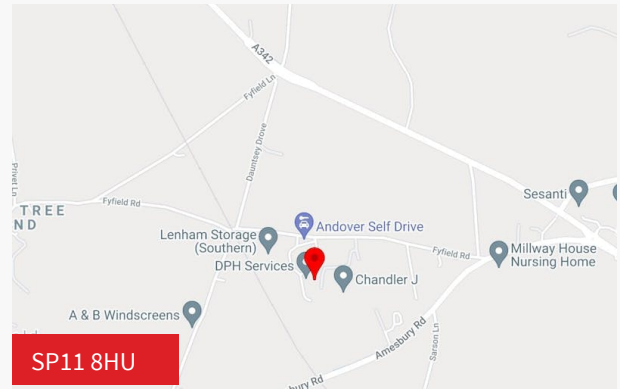
There will be a service charge to cover maintenance of common parts, management of the development and insurance of the building.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs

Each party to bear their own legal costs.



## Viewing & Further Information

Keith Enters

01256 462222 | 07803411940

kenters@curchodandco.com

Philip Hadfield (Stratfords Commercial)

01264 351622

pah@stratfords-commercial.co.uk

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 10/07/2024