



Ground & 1st Floor Offices

83-84 Livingstone Road, Walworth Business Park, Andover, SP10 5QZ

Modern offices with ample parking

403 to 9,725 sq ft
(37.44 to 903.48 sq m)

- Open Plan accommodation
- Smaller suites/rooms available on the ground floor
- Air conditioning
- Reception
- Kitchen/WC facilities
- Ample parking

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Summary

Available Size	403 to 9,725 sq ft
Rent	£9 per sq ft
Business Rates	To be confirmed.
EPC Rating	Upon enquiry

Description

The property comprises ground and first floor offices, generally open plan in configuration and benefitting from a shared reception area, large double-glazed windows providing ample natural light, air conditioning, kitchen facilities, partitioned meeting rooms, and allocated car parking. The offices have the potential to be used for a variety of uses, subject to planning and occupy an easily accessible position on the estate close to Lidl, Starbucks and Greggs.

Location

The property lies on the southern boundary of Walworth Business Park to the east of Andover Town Centre. The Business Park is the primary estate in Andover and is home to a number of major occupiers including Ocado, Twinings and Abel & Cole. The unit has direct access to the A3093 from Livingstone Road which in turn links into the A303 connecting Andover with the wider road network.

Andover is a prosperous market town on the edge of Salisbury Plain in the northwest of the County of Hampshire. The town is currently the home of Army Headquarters and has a population of approximately 50,000 according to the 2021 census. Andover is well located c. 18.7 miles west of Basingstoke and 25.7 miles northwest of Southampton. There is a mainline train station providing a direct link to London Waterloo in approximately 1 hour and 10 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Suite 1	1,142	106.10	Available
Ground - Suite 3	403	37.44	Available
Ground - Suite 2	1,315	122.17	Under Offer
Ground - Storerooms	830	77.11	Under Offer
1st - Office/Ancillary	6,035	560.67	Available

Terms

The offices are available as a whole or on a floor-by-floor basis via a new effective full repairing and insuring lease, drawn outside the Security of Tenure provisions of the Landlord & Tenant Act 1954, for a term to be agreed, subject to periodic rent reviews.

Service Charge

There is a service charge payable in relation to the repair of the property and upkeep of communal areas. More information relating to the charges is available via the agent.

Legal Costs

The tenant is to pay TVBCs Legal and Estates Charges in connection with granting consent for the new lease. Thereafter, each party is to bear their own legal costs.

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.



Viewing & Further Information

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