



## Suites 2, 4, 5 & 6 Fosse House

East Anton Court, Andover, SP10 5RG

### Attractive barn conversion offices

779 to 4,012 sq ft

(72.37 to 372.73 sq m)

- Allocated parking
- Air conditioning cassettes
- Central heating
- Keypad entry system
- Communal kitchen facilities

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## Summary

|                |                                                            |
|----------------|------------------------------------------------------------|
| Available Size | 779 to 4,012 sq ft                                         |
| Rent           | £13.50 per sq ft . VAT is payable in addition to the rent. |
| Business Rates | See rates below.                                           |
| EPC Rating     | C (75)                                                     |

## Description

Fosse House is a Grade II listed barn conversion, situated within an attractive courtyard and grounds. The building, which was originally converted in the late 1980's is divided into six suites.

The suites are accessed via a double height entrance lobby, and provide a mix of partitioned and open plan offices on the first floor. Each suite has allocated car parking spaces and there is an Estates and Service charge payable (more information available upon application).

## Location

Fosse House is located on East Anton Court, which is approximately 1.5 miles north of the centre of Andover. The property is approached from the A343, Andover to Newbury Road via Smannell Road and Icknield Way.

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).

## Accommodation

The accommodation comprises the following areas:

| Name      | sq ft | sq m   | Availability |
|-----------|-------|--------|--------------|
| Suite - 2 | 1,666 | 154.78 | Available    |
| Suite - 4 | 720   | 66.89  | Let          |
| Suite - 5 | 1,567 | 145.58 | Available    |
| Suite - 6 | 779   | 72.37  | Available    |
| Total     | 4,732 | 439.62 |              |

## Terms

The suites are available to let separately or as a whole via new effective full repairing and insuring leases for a term to be agreed, subject to periodic rent reviews. There is a service and estates charge payable in relation to the property. More information relating to the charges is available via the agent.

## Business Rates

Suite 2 - RV £21,750 per annum - Rates Payable £10,853.25 per annum

Suite 4 - RV £11,000 per annum - Rates Payable £5,489 per annum

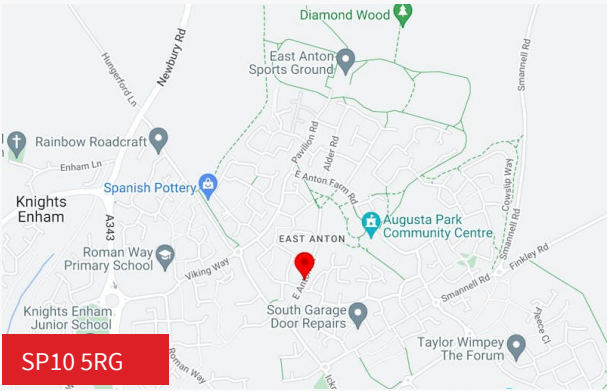
Suite 5 - RV £16,750 per annum - Rates Payable £8,358.25 per annum

Suite 6 - RV £10,900 per annum - Rates Payable £5,439.10 per annum

\* The rateable value for Suite 6 includes 6 car parking spaces although they are rated separately from the suite on the Valuation Office Agency website.

## 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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