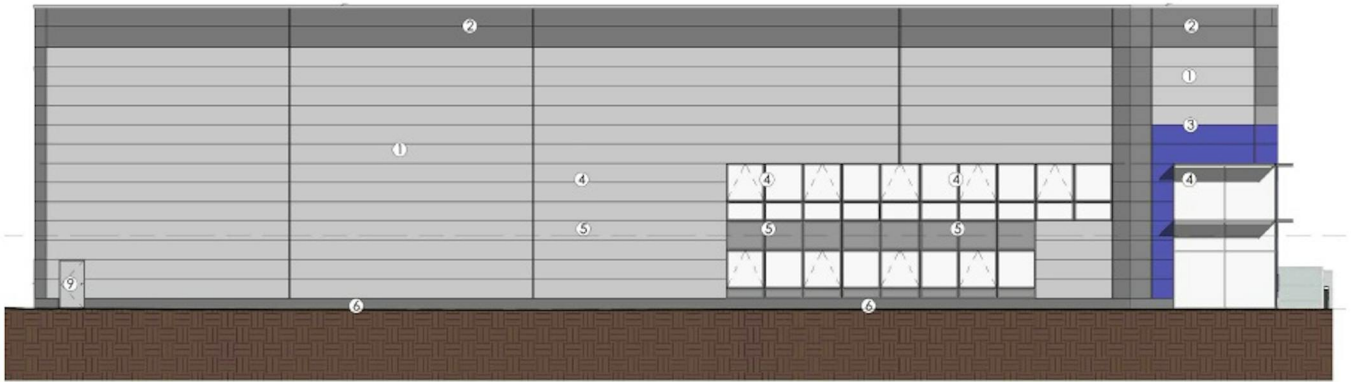


Industrial / Warehouse

TO LET



Unit 27B North Way

Walworth Business Park, Andover, SP10 5AZ

Brand new industrial/warehouse unit

23,595 sq ft

(2,192.05 sq m)

- Brand new high bay warehouse
- 10 metre eaves height
- Secure yard
- 48KN/m.sq. floor loading
- Practical completion
September 2025

Summary

Available Size	23,595 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The property will comprise a brand new, high specification semi-detached industrial / warehouse unit with 10-metre minimum eaves height, 48KN/M2 Floor Loading, 200KVa power supply, Grade A offices, secure loading yard, EV Charging points. Practical completion is anticipated for September 2025.

More information regarding the proposed development is available via Test Valley Borough Council’s website, www.testvalley.gov.uk, application number 24/00283/FULLN

Location

Unit 27b, North Way is situated prominently within the Walworth Business Park, which is Andover’s primary estate and is home to a number of major occupiers including Ocado, Twinings, Le Creuset and Abel & Cole. The property has direct access to the A3093 which in turn links into the A303 connecting Andover with the wider road network, including the A34 north and M3 to the east.

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 railway 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
Ground - Warehouse/Ancillary	20,160	1,872.93
1st - Offices	3,435	319.12
Total	23,595	2,192.05

Terms

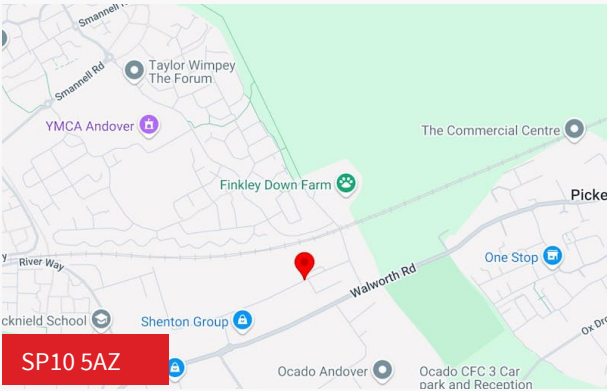
The property is available via a new full repairing and insuring lease with periodic rent reviews. The parties will enter into an agreement for lease prior to the completion of the development.

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/VAT

The tenant will pay the freeholder’s legal and estates fees in connection with granting consent for the underletting (estimated to be £1,300). Thereafter, each party will bear their own legal costs.



Viewing & Further Information

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