



Units C & D

Meridian Park, Greenwich Way, Andover, SP10 4JZ

Prestigious factory/warehouse unit

13,427 sq ft

(1,247.41 sq m)

- Internal eaves height 7.70m
- Two electric loading doors (6.00m x 4.50m)
- Clearspan warehousing
- Kitchenette points
- WC's
- Ample bicycle, car and lorry parking

Summary

Available Size	13,427 sq ft
Rent	Rent on application
Rates Payable	£3.80 per sq ft
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Units C & D Meridian Park comprise a modern semi-detached industrial / warehouse of steel portal frame construction with clear span warehouse, two electrically operated up and over loading doors, 7.70 metre eaves height, LED lighting, three phase power supply and first floor offices. Externally, the property benefits from a secure, palisade fenced concrete surfaced yard, 22 car parking spaces and bike racks.

Location

The premises are located in Greenwich Way off Newbury Road on the northern outskirts of Andover close to the ring road which leads onto the A303 dual carriageway.

The Andover area currently has a population in the region of 52,000 people and is scheduled to grow further over the next few years.

The town is the administrative headquarters of the British Army’s Land Forces and the Co-operative Group’s new 467,891 sq ft (43,484 sq m) distribution depot.

Many well known companies are located in the Andover area including Agricultural Mortgage Corporation, Britax-Excelsior, Simplyhealth, Lloyds Banking Group, Londis, Office Depot, Petty Wood, Stannah Lifts and Twinings to name but a few.

Accommodation

The accommodation comprises the following areas:

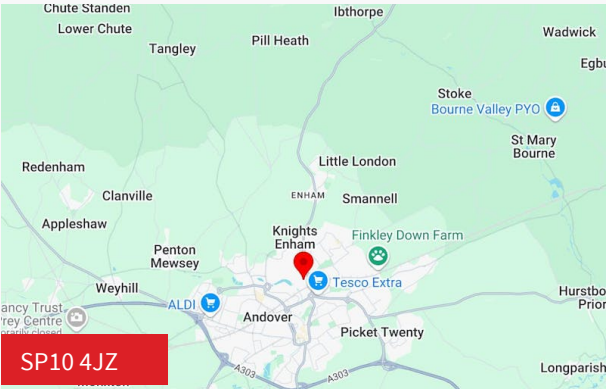
Name	sq ft	sq m
Ground - Warehouse/Ancillary	11,926	1,107.96
1st - Offices	1,501	139.45

Terms

The property is available on a new Full Repairing and Insuring lease, drawn out of the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

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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