



Unit A4A Macadam Way

Portway West Business Park, Andover, SP10 3LF

Industrial/warehouse unit with loading canopy

9,716 sq ft

(902.65 sq m)

- 7.79 metre eaves height
- Two large loading doors with loading canopies
- Three phase power supply
- On site car parking spaces
- Secure compound with access control and 24 hour CCTV
- 24/7 access
- Works office
- Excellent communications via the A303

Summary

Available Size	9,716 sq ft
Rent	£99,589 per annum
Rates Payable	£3.23 per sq ft
EPC Rating	A (25)

Description

The property comprises an end terrace industrial / warehouse unit of steel portal frame construction, benefitting from 7.79 metre eaves height, three phase power supply, energy efficient lighting, works office, loading canopy and on-site car parking.

The property is situated within a secure compound on Macadam Way in the Portway West Business Park and has 24-hour barrier access and CCTV.

Nearby occupiers to the subject property include Howard Tenens, Dreams, Enterprise Rent-a-Car and Mole Valley Country Stores.

Location

The premises are located on the Portway West Business Park about 1 mile from Andover Town Centre and ¼ miles from the A303 dual-carriageway, giving easy access to the M3 motorway and A34 dual-carriageway.

Andover 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 home of the administrative headquarters of the British Army's Land Forces and the Co-operative Group's 43,484 sq m [467.891 sq ft] distribution depot.

Many well-known companies are located in the Andover area including Britax-Excelsior, Euronics, Simplyhealth, Le Creuset, Lloyds Bank Group, Musgrave Group, Petty Wood, Stannah Lifts and Twinjigs to name but a few.

Terms

A new effective full repairing and insuring lease is available on terms to be agreed, subject to the surrender of the existing lease.

Anti Money Laundering

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

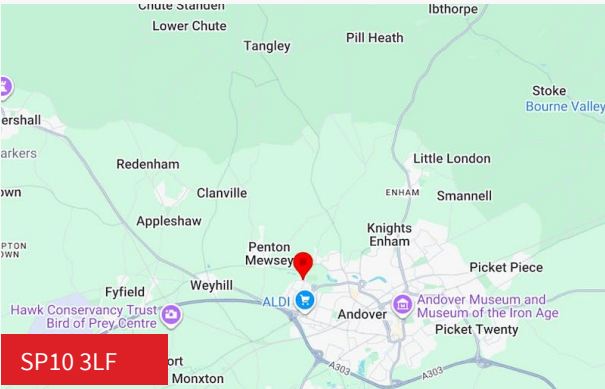
Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

Service Charge

There will be a service charge to cover the maintenance of the common parts and repair of the building.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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