

UNITS 10 & 11  
AVAILABLE TO LET

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# Crown Way

Walworth Industrial Estate

Andover, SP10 5LU

**10,175 sq ft** (945 sq m)



# Location

The Walworth Industrial Estate is situated in the east of Andover and is easily accessed from the A3093 ring road. The nearby A303 provides direct access to the South West and also to the M3 and A34 trunk roads.

Andover is the home of the British Army Land Forces' new administrative HQ, and also has many well known national and international operators such as Abel & Cole, Le Creuset, Twinings, Stannah Lifts, Howard Tenens and Co-op.





### DRIVE TIMES

**Southampton:** 30 miles  
**Portsmouth:** 46 miles  
**London:** 70 miles



### TRAIN TIMES

**Basingstoke:** 20 mins  
**Southampton:** 40 mins  
**London Waterloo:** 70 mins



### AIRPORTS

**Southampton:** 28 miles  
**Heathrow:** 52 miles  
**Gatwick:** 77 miles

# Description

The property comprises a mid terrace industrial unit of steel portal frame construction with brick, block and clad elevations. The property benefits from a large clear span warehouse area providing excellent cubic capacity for storage or machinery operation. Parking is available at both the front and rear of the property.

The property benefits from:

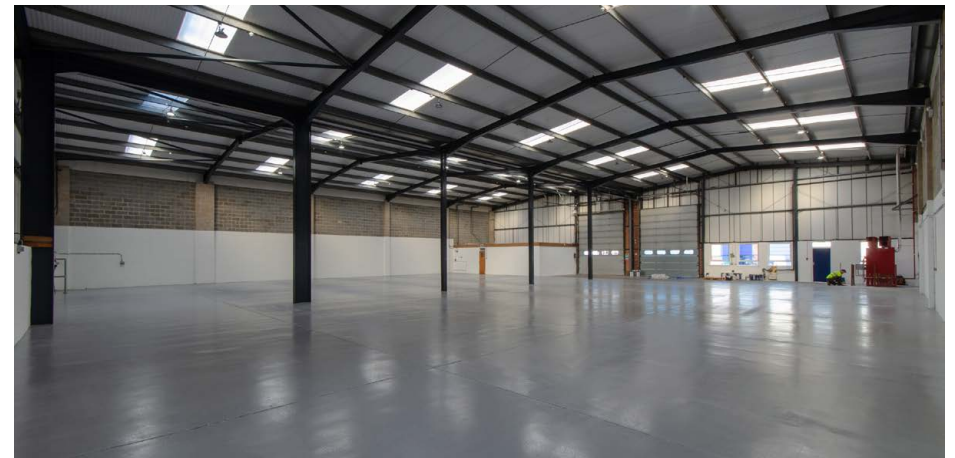
- ▶ **Recently completed full refurbishment**
- ▶ **Forecourt loading and allocated parking**
- ▶ **2 full height loading doors (4 x 5m)**
- ▶ **6.8m eaves height**
- ▶ **3 phase power**
- ▶ **Office & WCs**
- ▶ **New roof**
- ▶ **LED lights**
- ▶ **Redecorated office**
- ▶ **Recoated floor slab**
- ▶ **Warehouse heater**



# Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

|                  |                     |                 |
|------------------|---------------------|-----------------|
| <b>Warehouse</b> | 9,615 sq ft         | 893 sq m        |
| <b>Office</b>    | 560 sq ft           | 52 sq m         |
| <b>Total</b>     | <b>10,175 sq ft</b> | <b>945 sq m</b> |



## TERMS

The premises will be available on a new full repairing and insuring leases on terms to be agreed.

## RENT

£86,500 per annum, exclusive of rates, service charge and all other outgoings.

## BUSINESS RATES

Rateable Value £66,500, Rating Assessment Source - [www.voa.gov.uk](http://www.voa.gov.uk)

Uniform Business Rate is £0.555 (2025/2026). Any intending lessee must satisfy themselves as to the accuracy of this information.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## EPC

D 96

## VIEWING

For further information including arrangements for viewing, please contact the joint sole agents.

**CBRE**

+44 (0)23 8033 8811

[www.cbre.co.uk](http://www.cbre.co.uk)

**Nick Tutton**

[nick.tutton@cbre.com](mailto:nick.tutton@cbre.com)

D: 023 8020 6313

M: 07887 563264

**Oliver Sherriff**

[oliver.sherriff@cbre.com](mailto:oliver.sherriff@cbre.com)

D: 023 8020 6355

M: 07919 392004

**Lambert  
Smith  
Hampton**

**Dan Rawlings**

[drawlings@lsh.co.uk](mailto:drawlings@lsh.co.uk)

D: 023 8071 3077

M: 07702 809192

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