



Ground Floor, South Wing

Kingsgate House, Newbury Road, Andover, SP10 4DU

**High quality air conditioned
offices with allocated car
parking**

1,003 to 3,113 sq ft
(93.18 to 289.21 sq m)

- Acoustic tiled suspended ceilings
- PIR switched energy efficient lighting
- Full raised floors with bus bar power distribution beneath and floor boxes
- Simultaneous heat/cooling air conditioning installation
- Open plan layout

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Summary

Available Size	1,003 to 3,113 sq ft
Rent	£16 per sq ft
Rates Payable	£19,461 per annum This rateable value is for the whole of the ground floor south wing
Rateable Value	£39,000
Service Charge	£5.50 per sq ft
VAT	Applicable
EPC Rating	B (44)

Description

Kingsgate House is an attractive, headquarters style office building with accommodation arranged over three floors. The communal reception area has been recently refurbished and includes a shower facility and seating for staff and clients. The ground floor, South Wing, is mainly open plan but has two meeting rooms with glazed partitioning, and two further office rooms creating a good mix of open plan and private, smaller workspaces. There is a well specified kitchen within the suite. There is the potential to subdivide the wing to create two smaller suites of 1,003 sq ft and 1,604 sq ft respectively with a communal lobby. There are 12 parking spaces allocated to the ground floor south wing.

Location

Kingsgate House is located on the A343 Newbury Road in Andover and can be found immediately on the left hand side after driving underneath Enham Railway Arch (travelling north). Enham Arch Retail Park which includes B&M Stores, Next and Halfords is located in close proximity, together with the Tesco's Superstore. Strategically located, Kingsgate House is approx. 1.2 miles from Andover town centre and 0.70 miles from the mainline railway station (Waterloo journey time c. 66 minutes). The A303 is just over two miles distant providing excellent transport links to the M3 and the South West. (Source: Multimaps & National Rail Enquiries). Arial 10

Accommodation

Room	sq ft	sq m
Ground - Suite A	1,003	93.18
Ground - Suite B	1,604	149.02
Ground - Whole	3,113	289.21

Terms

A new effectively Full Repairing and Insuring Lease is available for a term to be agreed.

Service Charge/Sinking Fund

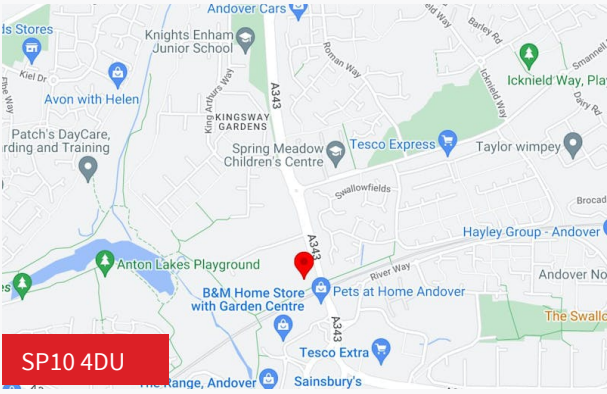
There will be a charge payable to cover items such as general external repairs, maintenance and management fees. etc. Buildings insurance will be charged for separately. More information is available on request.

Legal Costs

Each party are to pay their own legal costs.

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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