



### TO LET

Industrial/Warehouse Unit  
2204 sq ft (204.72 sq m)

- Workshop/Warehouse
- Fitted Offices
- Kitchen & Cloakroom Facilities
- Minimum Eaves 4.8 m
- Loading Door
- Allocated Parking

## Parnell Court, Andover

Unit 3, Parnell Court, West Portway Industrial Estate, Andover, SP10 3LX

## LOCATION

Andover is an important commercial centre of north Hampshire, situated on the A303 Trunk Road. The A303 links directly to the M3 at Junction 8, approximately 20 miles to the east, London and the M25 and interconnects with the A34 dual carriageway running north from the M3 at Winchester, linking Newbury and Oxford to the M40. Main line railway connection to London Waterloo (approximately 70 minutes).

Unit 3, Parnell Court is situated within a small courtyard scheme on the East Portway Industrial Estate within half a mile of the nearby Hundred Acre Junction of the A303. Nearby occupiers include Screwfix, Howard Tenens, Gemma International and EEG.

## DESCRIPTION

The property comprises a mid terraced industrial/warehouse unit of steel portal frame construction with brick elevations under a pitched roof. Internally, the unit has clear span warehousing with 4.80 m eaves height, 3 phase power and concertina style folding loading door. To the front of the building there are two storey offices and ancillary accommodation. There are a total of 7 car parking spaces allocated to the unit.

## PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover SP10 3AJ. Tel: 01264 368000

**Money Laundering Regulations** Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

## ACCOMMODATION

Warehouse/		
Workshop	<b>1576 sq ft</b>	(146.39 sq m)
Two Storey		
Offices	<b>628 sq ft</b>	( 58.33 sq m)
<b>Total</b>	<b>2204 sq ft</b>	<b>(204.72 sq m)</b>

## LEASE TERMS

An assignment of an existing full repairing and insuring lease for a term of 5 years with effect from 14 June 2024, with a tenant's break in June 2027. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

Alternatively, a new lease may be available directly from the landlord.

## RENT

The current passing rent is £17,500 per annum exclusive.

## VAT

VAT is payable on the rent.

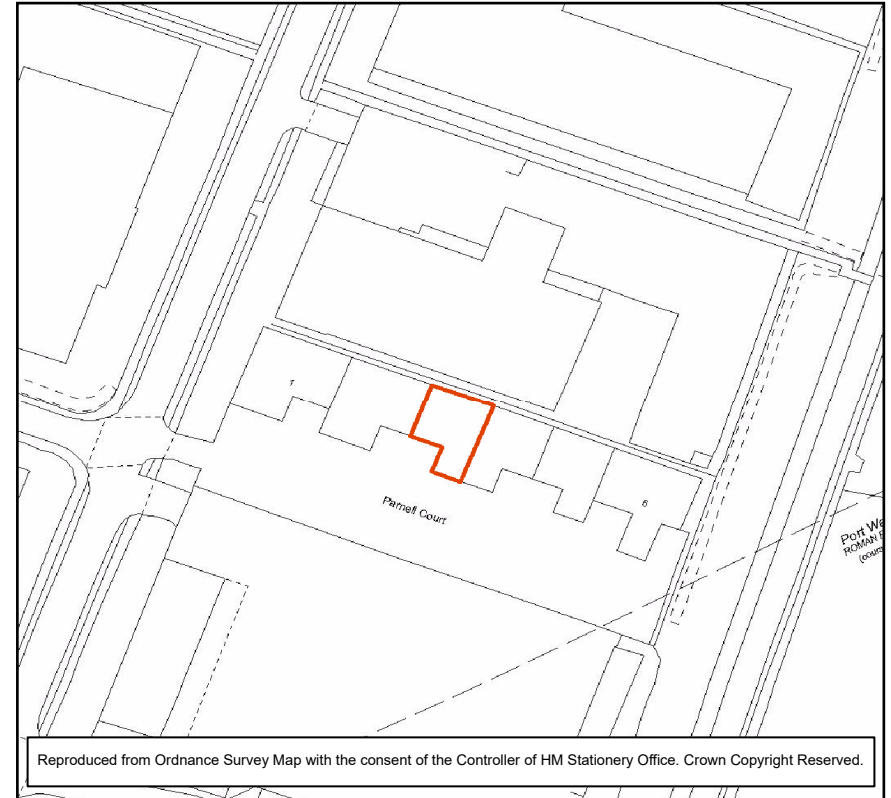
## BUSINESS RATES

Rateable Value: £19,250.\*

Rates payable for year ending 31/03/27: £8,316.

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**Code for Leasing Business Premises** As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).



## SERVICES

Mains electricity, gas, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## ENERGY PERFORMANCE

The property has an EPC rating of D90.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/15975-3

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