

## FOR SALE

Industrial/Warehouse Office  
7,507 sq ft (697.40 sq m)

- Warehouse With Excellent Offices
- Ample Parking
- Open Storage
- Total Area of Land: 2.079 Acres
- Permission To Provide an Additional 16,066 sq ft (1,492.60 sq m)

# The New Barn, Andover

The New Barn, Walworth Road, Picket Piece, Andover, Hampshire, SP11 6LU



## LOCATION

The New Barn is situated on the Walworth Road on the eastern end of Picket Piece. The Walworth Industrial Estate is close by although the area is predominantly residential with a considerable amount of new homes constructed in the last 10 years. Andover benefits from an excellent road communication with the A303 linking to the M3 motorway and the A34 trunk road providing access to London, the Midlands and the North, and also to Southampton. The A303 also provides access to the South West.

## DESCRIPTION

A detached building constructed of steel framed elevations standing in 2.079 acres and arranged over two floors. The ground floor comprises warehouse storage areas which are currently divided into 3 sections. There is also a store, delivery bay and WC. The first floor comprises an excellent office space with two self-contained offices, a kitchen area and a large cloakroom. Outside there is planning permission for an additional 16,066 sq ft (1,492.60 sq m) of warehouse buildings. There remains ample car parking and space for open storage.

## PLANNING

There is planning permission for an additional 16,066 sq ft (1,492.60 sq m). Planning Application ref: 17/01275/FULLN.

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

### First Floor

Warehouse	1,354 sq ft	(125.77 sq m)
Storage	2,363 sq ft	(219.55 sq m)
Delivery Bay	437 sq ft	(40.60 sq m)
Store	120 sq ft	(11.18 sq m)
WC	44 sq ft	(4.09 sq m)
Ancillary	302 sq ft	(28.03 sq m)
<b>Total</b>	<b>4,667 sq ft</b>	<b>(433.60 sq m)</b>

### First Floor

Workspace	1,960 sq ft	(182.10 sq m)
Office 1	137 sq ft	(12.74 sq m)
Office 2	116 sq ft	(10.80 sq m)
Kitchen	345 sq ft	(32.05 sq m)
Cloakroom	281 sq ft	(26.11 sq m)
<b>Total</b>	<b>2,840 sq ft</b>	<b>(263.8 sq m)</b>

## TENURE

Freehold.

## PRICE

Available as a whole or separate lots.  
£1,300,000 for the whole excluding the land edged blue which is the vehicular access to the property. The existing building could be acquired without the remainder of the land shown edged yellow and red.

## VAT

Price is not subject to VAT.

## SERVICES

Mains electricity, water and drainage available.  
Solar panels heating.

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

**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 website, [www.rics.org](http://www.rics.org).



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## ENERGY PERFORMANCE

The property has an EPC rating of A14.

## BUSINESS RATES

Rateable Value: £45,000.\*

Rates payable for year ending 31/03/26: £22,455.\*

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

## VIEWING

Strictly by appointment only.

Ref: DGHS/LH/A1553

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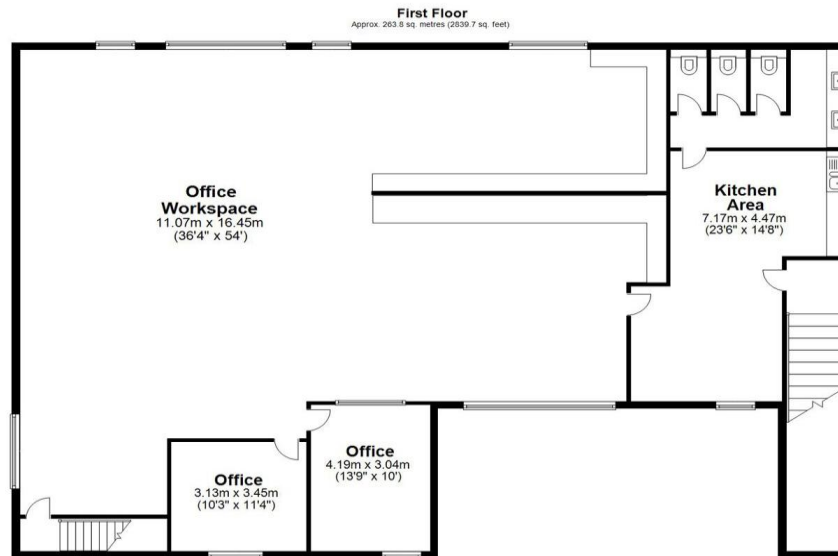
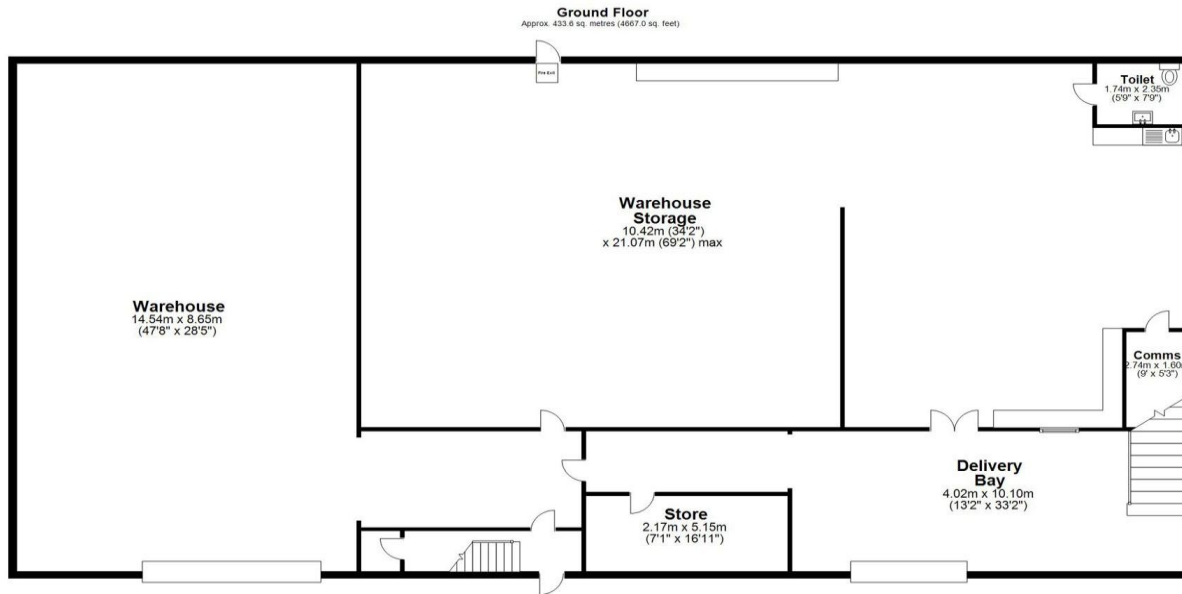
Red: 1.277 acres

Yellow: 0.185 acres

Blue: 0.617 acres

Total 2.079 acres

The areas edged purple indicate the extension to the existing unit and the proposed new unit as outlined in the Planning Permission Ref: 17/01275/FULLN.



Total area: approx. 697.4 sq. metres (7506.7 sq. feet)

Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

