



FOR SALE

Factory with Yard
6010 sq ft (558.31 sq m)

- Detached Factory Building
- Self Contained Plot
- Enclosed Rear Yard
- Minimum Eaves 5.63 m
- Office/Staff Accommodation

Hopkinson Way, Andover

12 Hopkinson Way, West Portway Industrial Estate, Andover, SP10 3ZE



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).

Hopkinson Way forms part of the West Portway Industrial Estate, lying on the western side of the town of Andover, with direct access to the A303 south west trunk route.

DESCRIPTION

The property comprises a factory building of steel frame construction with corrugated fibre cement roof cladding, part profile steel cladding to walls and part brick and blockwork elevations.

The factory is serviced by two offices, kitchenette and cloakroom facilities. The first floor area provides additional storage and staff room. The building has a roller shutter door for loading access. Minimum eaves height 5.63 m (18' 5").

The total site extends to approximately 0.5 acres (0.2 ha) and is surfaced with a mixture of concrete and tarmac.

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.

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.

ACCOMMODATION

| | | |
|--------------|-------------------|----------------------|
| Ground Floor | 5592 sq ft | (519.48 sq m) |
| First Floor | 418 sq ft | (38.23 sq m) |
| Total | 6010 sq ft | (558.31 sq m) |

TENURE

Long Leasehold.

The property is held on a long lease for 150 years with effect from 1 January 2015, subject to 5 yearly rent reviews from January 2020. The current ground rent passing is £17,500 per annum.

PRICE

£450,000.

VAT

VAT is not payable on the sale price.

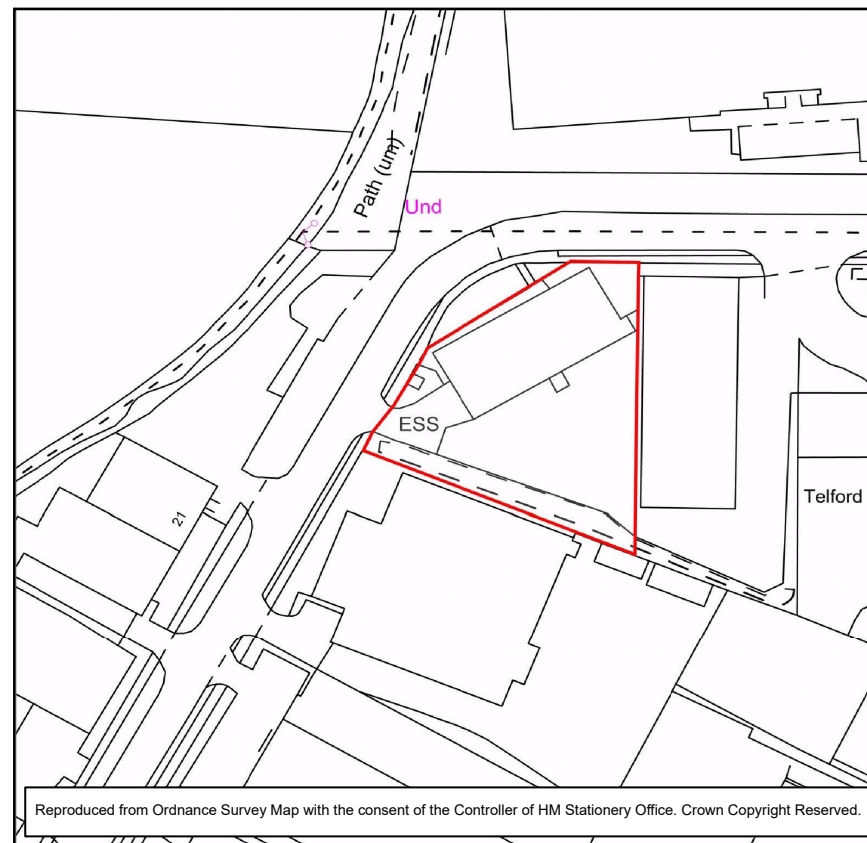
BUSINESS RATES

Rateable Value: £46,000.*

Rates payable for year ending 31/03/27: £19,872.

*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.



SERVICES

Mains electricity (3 phase), 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 E116.

VIEWING

Strictly by appointment only.

Ref: DS/JW/19821

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