



### FOR SALE

Industrial / Office Units  
3,570 sq ft (331.60 sq m)

- Two Commercial Buildings
- Circa 0.4 Acres
- Freehold
- Good Car Parking
- Concrete Hardstanding Yard Areas
- Situated on the A303 Trunk Road

## Manor Farm, Abbots Ann, Andover

Manor Farm, Monxton Road, Abbots Ann, Andover, Hampshire, SP11 7DB



## 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). The property is located in a rural situation on Abbotts Ann Road between the villages of Monxton and Abbotts Ann, with Andover the nearest town 3 miles east.

## DESCRIPTION

The property is a commercial site of approximately 0.4 acres (0.16 ha) with former farm buildings converted for industrial/office use. Externally the property has concrete hardstanding yard areas and good car parking to the front of the buildings.

## 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

Unit 5	1,158 sq ft	(107.62 sq m)
Unit 6	2,170 sq ft	(201.58 sq m)
<b>Total</b>	<b>3,570 sq ft</b>	<b>(331.60 sq m)</b>

## TENURE

Freehold.

**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.

## BUSINESS RATES

To be assessed.\*

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

## PRICE

£450,000.

Agents note: Unit 1,2 and 3 and Unit 4 (shown on the site plan) are also available.

## VAT

Price not subject to VAT.

## SERVICES

Mains electricity and water. Private drainage. The vendors will confirm appropriate vehicular access to each Lot and provide separate all metered service connections.

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

Unit 5 has an EPC rating of B40.

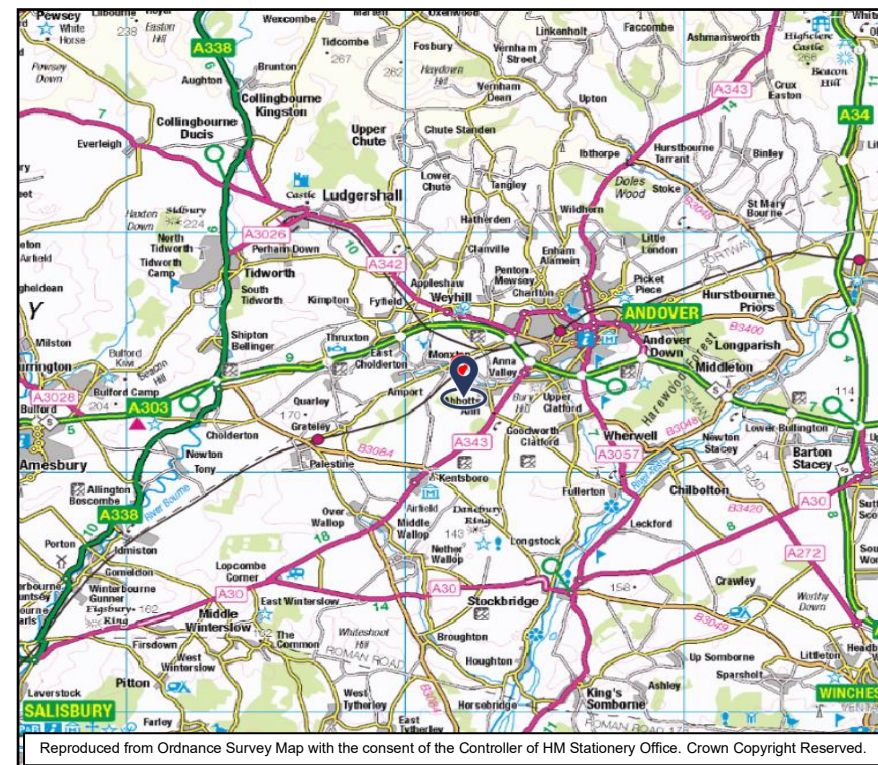
Unit 6 has an EPC rating of C71.

## VIEWING

Strictly by appointment only.

Ref: Surveyor DGHS/LH/A1549

**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).



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## Site Plan - Manor Farm, Abbots Ann

