





# THE OLD CART SHED, EASTOVER FARM, SALISBURY ROAD, ABBOTTS ANN, ANDOVER, SP11 7BT

NO BUSINESS RATES TO PAY

WITH SMALL BUSINESS RATE RELIEF

- **128.5 $m^2$ [1,383 $ft^2$]**
- **Modern, detached, rural business unit**
- **Minimum internal eaves height 2.5 m [8'2"]**
- **Unboarded loft**
- **Electric loading door 2.3 m (h) x 3.0 m [7'7" x 9'10"]**
- **2 personnel doors**
- **Ceiling**
- **Air-conditioning**
- **Lighting**
- **Kitchenette**
- **WC**
- **4 parking spaces**

## TO LET

Stratfords Commercial
Chartered Surveyors
1-5 London Street · Andover · SP10 2NU
01264 351622
www.stratfords-commercial.co.uk




## LOCATION

The premises are located on the north-western side of the A343 [Andover-Salisbury Road] about 1¾ miles south-west of the A303 dual-carriageway and 3 miles south-west of Andover Town Centre.

The Andover area currently has a population in the region of 52,000 people and is scheduled to grow further over the next few years.

The town is the home of the Administrative Headquarters of the British Army's Land Forces and many well known Companies are located in the Andover area including Euronics, Simplyhealth, Le Creuset, Lloyds Banking Group, Ocado, Petty Wood, Stannah Lifts and Twinings to name but a few.

## TRANSPORT LINKS

Andover has good road links to: London, the M25 and Heathrow & Gatwick Airports by the A303 dual-carriageway and M3; the West Country again by the A303; the major South Coast Ports of Southampton and Portsmouth together with Southampton Airport by the A303/A34/M3; and, the Midlands and the North by the A303/A34/M40.

Andover also has a mainline railway station on the London, Waterloo - Exeter line with a journey time to London of about 70 minutes.

## DESCRIPTION

Modern, detached, rural business unit with unboarded loft, minimum internal eaves height 2.5 m [8'2"], electric loading door 2.3 m (h) x 3.0 m [7'7" x 9'10"], 2 personnel doors, air-conditioning, lighting, kitchenette and WC together with 4 parking spaces.

## SERVICES

Mains single-phase electricity and water together with sewage to septic tank.

## ACCOMMODATION

| | $m^2$ | [$ft^2$] |
|---|---|---|
| Factory/Warehouse | 93.6 | [1,008] |
| Office | 26.7 | [287] |
| Kitchenette & WC | 8.2 | [88] |
| TOTAL | 128.5 | [1,383] |

Approximate gross internal measurements In accordance with the RICS Code of Measuring Practice 6th Edition.

## RATING ASSESSMENT

| | |
|---|---|
| Rateable Value from 01/04/2026 | £9,700.00 |
| Business Rates Payable 2026/27 | £4,190.40 |
| With Small Business Rate Relief | £0.00 |
| Billing Authority Reference | 00120013088003 |
| Billing Authority | Test Valley Borough Council |

In England and Wales small businesses are generally entitled to Small Business Rate Relief if they only occupy one commercial property and the rateable value of the premises is less than £15,000.

The figures have been obtained from www.voa.gov.uk but do not include any adjustment for the impact of transitional arrangements. They are provided as a guide only and interested parties should check the exact liability with the Billing Authority.

## ENERGY PERFORMANCE CERTIFICATE

D83 - Valid until 14/05/2028

## HOURS OF WORK RESTRICTION

| | |
|---|---|
| Mondays - Fridays | 0730 - 1800 |
| Saturdays | 0800 - 1300 |
| Sundays & Public Holidays | None |

## LEASING BUSINESS PREMISES

The Code for Leasing Business Premises, England and Wales 2020 is available to download at: www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

## TERMS

To be let on a new FRI lease for a period to be agreed at a commencing rent of £13,500 pax + VAT.

## SERVICE CHARGE

There will be a service charge to cover maintenance of common parts, management of the development and insurance of the building.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

By appointment please with the sole agents

Philip Hadfield
Stratfords Commercial
01264 351622
pah@stratfords-commercial.co.uk

Stratfords Commercial
Chartered Surveyors
1-5 London Street · Andover · SP10 2NU
01264 351622
www.stratfords-commercial.co.uk

RICS Regulated by RICS

Stratfords Commercial for themselves and for the sellers or lessors of this property whose agents they are give notice that (i) these particulars are produced in good faith and are set out as a general guide only, (ii) the particulars do not constitute, nor constitute part of an offer or contract, (iii) intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of the statements made, (iv) neither the agents nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property, (v) all measurements and areas quoted are approximate, (vi) The agents have not carried out any tests on the mechanical, electrical or other services affecting the property, (vii) prices and rents, unless otherwise stated, are quoted exclusive of VAT and interested parties must satisfy themselves independently as to the incidence of VAT in respect of any transaction, and (viii) the Post Code information has been obtained from www.royalmail.com but interested parties must satisfy themselves as to the accuracy.