DELIGHTFUL RURAL FACTORY / WAREHOUSE UNIT



UNIT 2, EASTOVER FARM, SALISBURY ROAD, ABBOTTS ANN, ANDOVER, SP11 7BT

- 138.1 m^2 [1,487 ft^2]
- Delightful rural factory/warehouse
- Office
- Minimum internal eaves height 2.1 m [6'11"]
- 2 loading doors 2.2 m (h) x 4.0 m [7'3" x 13'1"]
- 1.9 m (h) x 3.7 m [6'3" x 12'2"]
- Separate personnel door
- Lighting
- Kitchen/staffroom
- WC
- Parking for 6 cars

NO BUSINESS RATES TO PAY

WITH SMALL BUSINESS RATE RELIEF

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

Delightful rural factory/warehouse unit with office, minimum internal eaves heights 2.1 m [6'11"], two loading doors 2.2 m (h) x 4.0 m [7'3" x 13'1"] & 1.9 m (h) x 3.7 m [6'3" x 12'2"], separate personnel door, lighting, kitchen/ staffroom, WC and parking for 6 cars.

SERVICES

Mains electricity and water together with sewerage to septic tank.

ACCOMMODATION

	m^2	[ft^2]
Factory/Warehouse	66.2	[713]
Entrance Hall & Office	43.7	[470]
Kitchen/Staffroom & WC	28.2	[304]
TOTAL	138.1	[1,487]

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

RATING ASSESSMENT

Rateable Value from 01/04/2026	£10,750.00
Business Rates Payable 2026/27	£4,644.00
With Small Business Rate Relief	£0.00
Billing Authority Reference	0012001308800A
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

To be assessed.

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 £13,250 pax [VAT is not currently charged].

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
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01264 351622
pah@stratfords-commercial.co.uk

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