PRELIMINARY PARTICULARS
FACTORY / WAREHOUSE / TRADE COUNTER UNITS









INDICATIVE REFURBISHMENT

UNITS Q, R & S HUNTING GATE
PORTWAY EAST BUSINESS PARK, ANDOVER, SP10 3SJ

- **441.3 - 1,334.3 m^2 [4,750 - 14,360 ft^2]**
- **Three adjoining factory / warehouse / trade counter units**
- **To be comprehensively refurbished**
- **Nearby occupiers include: Alliance Automotive Group; Brewers; City Plumbing Supplies; CJ Flooring; County eBikes; Eurocell; GAP; Inetic; Scratch Print Products; Screwfix & Systemair**
- **Internal eaves height 4.6 m [15'1"]**
- **Loading doors**
- **Separate personnel doors**
- **Lighting**
- **WCs**
- **Generous parking**

TO LET

Stratfords Commercial
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1-5 London Street · Andover · SP10 2NU
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LOCATION

The premises are located in Hunting Gate on Portway East Business Park which lies on the western outskirts of Andover giving easy access to the A303 dual-carriageway.

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

Three adjoining factory /warehouse / trade counter units to be comprehensively refurbished with internal eaves heights of 4.6 m [15'1"], loading doors, separate personnel doors, lighting, WCs and generous parking.

SERVICES

Mains electricity, water and sewerage.

ACCOMMODATION

	m^2	[ft^2]
UNIT Q		
Factory/Warehouse	428.1	[4,608]
WCs	13.2	[142]
UNIT Q TOTAL	441.3	[4,750]
UNIT R		
Factory/Warehouse	434.0	[4,672]
WCs	13.4	[144]
UNIT R TOTAL	447.4	[4,816]
UNIT S		
Factory/Warehouse	366.9	[3,949]
Offices	65.3	[703]
WCs	13.4	[144]
UNIT S TOTAL	445.6	[4,796]

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

RATING ASSESSMENTS

The three units are currently assessed together but we set out indicative figures below.

UNIT Q	
Rateable Value from 01/04/2026	£32,000.00
Business Rates Payable 2026/27	£14,144.00
UNIT R	
Rateable Value from 01/04/2026	£32,250.00
Business Rates Payable 2026/27	£14,254.50
UNIT S	
Rateable Value from 01/04/2026	£33,250.00
Business Rates Payable 2026/27	£14,696.50

Billing Authority Test Valley Borough Council

The figures have been adapted from the figures at 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 reassessed.

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 new FRI leases for periods to be agreed at the following commencing rents:

Unit Q	£47,500 pax + VAT
Unit R	£48,000 pax + VAT
Unit S	£48,000 pax + VAT

ADDITIONAL COSTS

The tenant will be responsible for repaying the landlord for insuring the buildings.

The tenant will be responsible for paying a service charge for the maintenance of the common parts and the management of the development.

LEGAL COSTS

Each party to bear their own legal costs and the tenant to pay Test Valley Borough Council's costs as freeholder.

VIEWING

By appointment please with the sole agents

Philip Hadfield
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