



For Sale Long Leasehold

Crescent House,
Hopkinson Way,
Portway West Business Park
Andover, SP10 3SF

Industrial Warehouse / Unit
75,365 sq ft (on site area of 3.291 acres)

- Minimum eaves height of 6.7m
- Well-fitted two story offices
- 4 sheltered loading doors
- Fully racked with capacity for 7,000 pallets
- Heating, cooling & lighting to the warehouse

Your partners in property



The Property

Description

The property composes a detached warehouse/production unit of steel portal frame construction with brick and profile steel cladding elevations under a dual-pitched roof.

Access to the site is via two secure entrances to the front and side with loading to the rear side. The property can be occupied as a whole or split into two smaller warehouses/production units if required.

Accommodation

	Sq Ft	Sq M
Factory / Warehouse	64,135	5,958
Office & ancillary	6,068	564
Mezzanine	1,565	145
Sprinkler store	232	22
Covered loading bays	3,365	313
Total	75,365	7,002

Specification



Well fitted two storey offices



6.7m minimum eaves height



Office Heating & air conditioning



LED lighting



Warehouse heating and cooling



4 sheltered loading doors



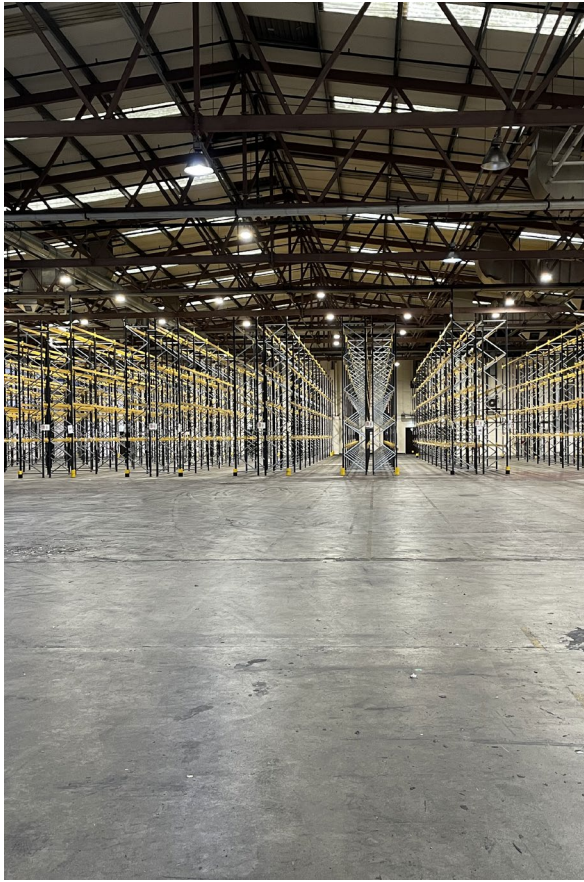
3.4 Acre plot



8 lorry parking spaces



155 car parking spaces



Location



Crescent House is located in Hopkins Way on the established Portway West Business Park which is located on the western outskirts of Andover with immediate access onto the A303 dual-carriageway.

There are excellent road links to: London and the M25 (49 miles) via the M3 (17 miles); the Midlands and the South Coast Ports via the A34 (9 miles); and the West Country via the A303.

Local occupiers include: Britax-Excelsior, Co-operative Group, Howard Tenens, Petty Wood, Stannah Lifts and Twinings.

Contact

Terms

The property is held for a term of 125 years from the 5 November 1984, expiring 4 November 2109 (c. 83 years unexpired). The rent is subject to non-downward ground rent reviews from 25 March 1990 and 5 yearly thereafter, effectively 15% of the open market rental value of the premises. The passing rent is £55,000 per annum

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

EPC

An EPC has been instructed.

Rates

The property is currently rated as two separate premises, the rateable value for these totals £500,000 (2026)

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



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Particulars dated October 2026. Photographs dated October 2026.

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