

## FACTORY / WAREHOUSE UNIT



### UNIT 7 MAYFIELD AVENUE INDUSTRIAL ESTATE, FYFIELD ROAD, WEYHILL, ANDOVER, SP11 8HU

- 226.7 m<sup>2</sup> [2,440 ft<sup>2</sup>]
- Factory/warehouse unit
- Two-storey offices
- Lighting
- Internal eaves height 5.5 m [18'0"]
- Loading door 5.0 m (h) x 4.1 m [16'6" x 13'6"]
- Separate personnel door
- WCs
- 5 parking spaces

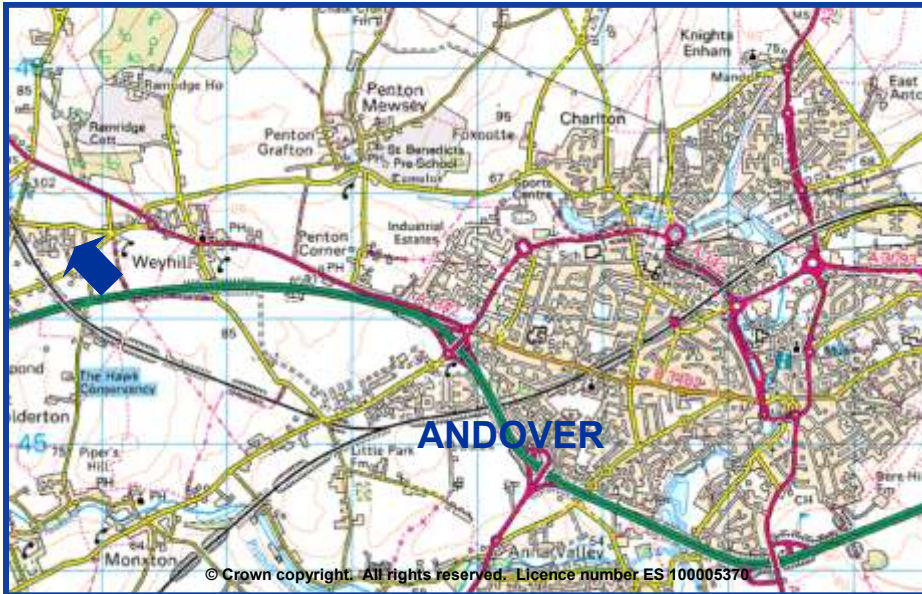
**TO LET**



1-5 London Street • Andover • SP10 2NU

**01264 351622**

www.stratfords-commercial.co.uk



## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

By appointment please with the joint sole agents



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## LOCATION

The premises are located in Mayfield Avenue Industrial Estate, off Fyfield Road, in the village of Weyhill which is about 2¼ miles west of the A303 dual-carriageway and 4 miles 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.

Andover is the home of the administrative headquarters of the British Army's Land Forces and the Co-operative Group's 43,484 m<sup>2</sup> [467,891 ft<sup>2</sup>] distribution depot.

Many well known Companies are located in the Andover area including Berry Brothers & Rudd, Britax-Excelsior, 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

Factory/warehouse with two-storey offices, lighting, internal eaves height 5.5 m [18'0"], loading door 5.0 m (h) x 4.1 m [16'6" x 13'6"], separate personnel door, WCs and 5 parking spaces.

## SERVICES

Mains electricity, water and sewerage.

## ACCOMMODATION

|                    | m <sup>2</sup> | [ft <sup>2</sup> ] |
|--------------------|----------------|--------------------|
| Factory/Warehouse  | 174.4          | [1,877]            |
| Office & Ancillary | 52.3           | [563]              |
| <b>TOTAL</b>       | <b>226.7</b>   | <b>[2,440]</b>     |

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

## RATING ASSESSMENT

Rateable Value from 01/04/2017 £16,000.00  
Business Rates Payable 2025/26 £7,984.00  
Billing Authority Reference 00220029012000  
Billing Authority Test Valley Borough Council

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

D89 - valid until 01/11/2032.

## 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](http://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- rent on application.

## SERVICE CHARGE

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



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