

Walworth Business Park, Andover

28 North Way, Andover, SP10 5AZ

Fully refurbished net zero scheme
industrial / warehouse premises
46,969 sq ft



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46,969 sq ft



7.1m eaves height



Detached building



Private service yard



11 level access
loading doors



Solar PV Array
producing 438 KWP



Comprehensively
refurbished

The premises comprise a detached industrial/ warehouse site, with air-conditioned two storey offices, WCs and shower facilities, all on a site of 1.91 acres (0.77 hectares). The premises have an internal eaves height of 7.1 m (23'4"), 11 level access loading doors and LED lighting throughout; together with excellent parking, yard and lorry turning facilities. A complete refurbishment programme has recently completed, which includes a complete overhaul of the roof and gutter systems and new 438 kWp Solar PV system installed to the roof, with a PV Generator surface of 1,939.2 m². Full redecoration has been undertaken throughout, including new floor finishes and new roller shutter doors.

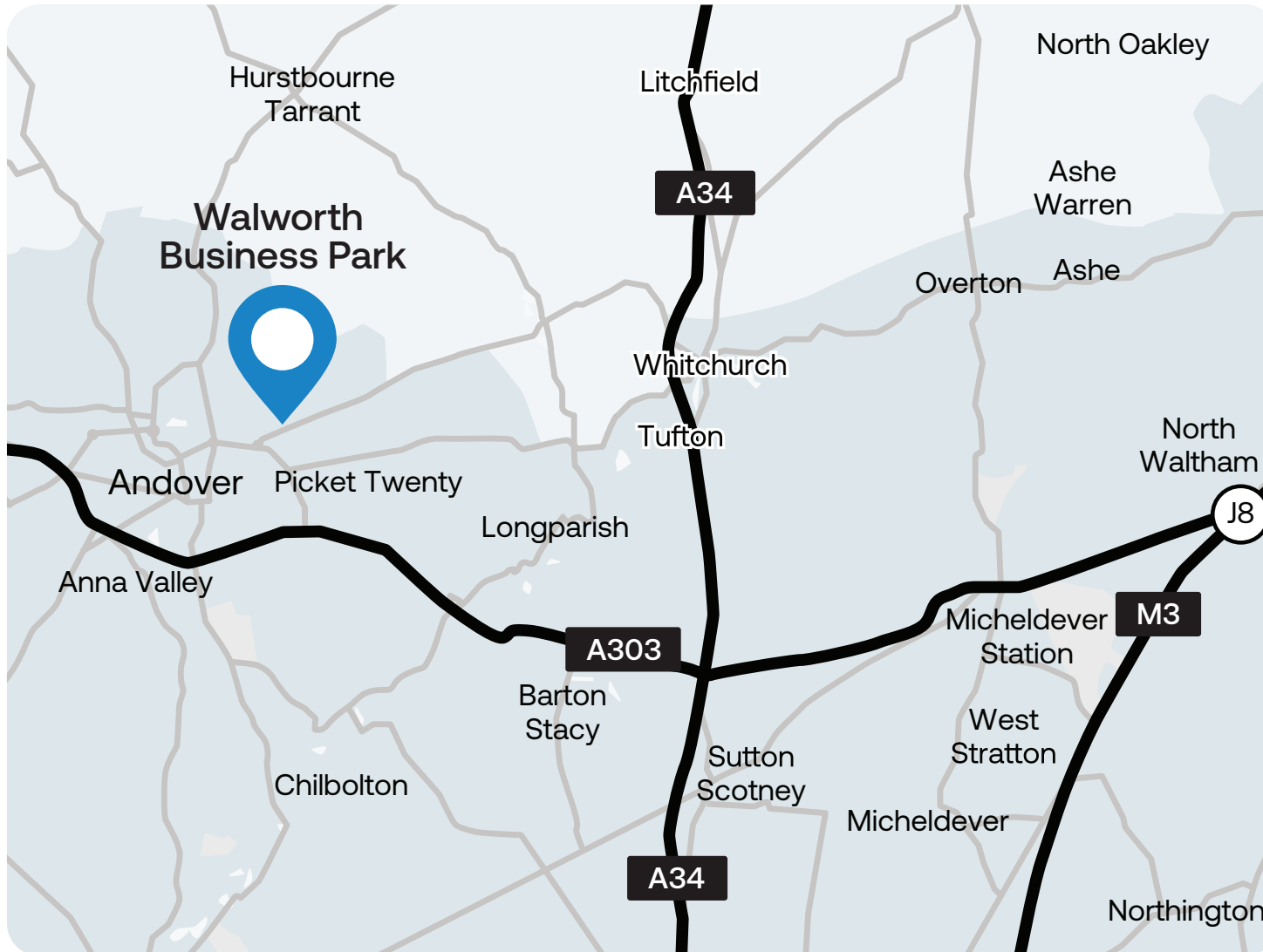
Site plan & accommodation

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 28	Warehouse	46,969	4,364	Immediately
Total	-	46,969	4,364	-

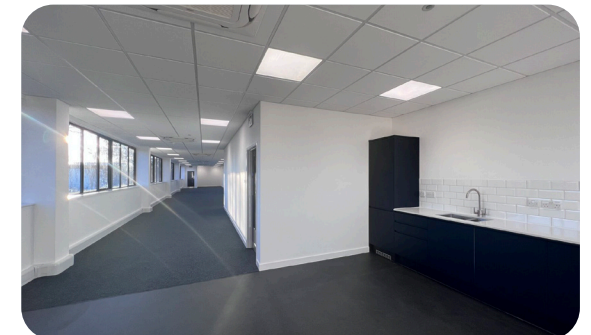




Location



The property is located prominently on North Way, within the Walworth Business Park which lies on the eastern outskirts of Andover, next to the ring road which leads onto the A303 dual carriageway. Andover has a population in the region of 52,000 people and is scheduled to grow further over the next few years.



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Further information:

EPC
Rating A+

Terms
The property is available on a leasehold basis for a term to be agreed.

VAT
VAT will be payable where applicable.

Legal Costs
Each party to bear their own legal costs and the incoming tenant to pay Test Valley Borough Council's costs as freeholder (usually £1,100 per transaction).

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