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Walworth Business Park, Andover

28 North Way, Andover, SP10 5AZ

Fully refurbished net zero scheme industrial / warehouse premises
47,035 sq ft



Fully refurbished net zero scheme industrial / warehouse premises

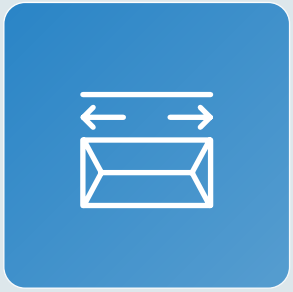
47,035 sq ft



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 building on a self-contained, secure 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 comprehensive refurbishment programme has recently been carried out which included a complete overhaul of the roof and gutter system, installation of a new 438 kWp Solar PV System on the roof with a PV Generator Surface of 1,938.2 m^2 (20,863 ft^2), full decoration throughout, new floor finishes, and new roller shutter doors.

Site plan & accommodation

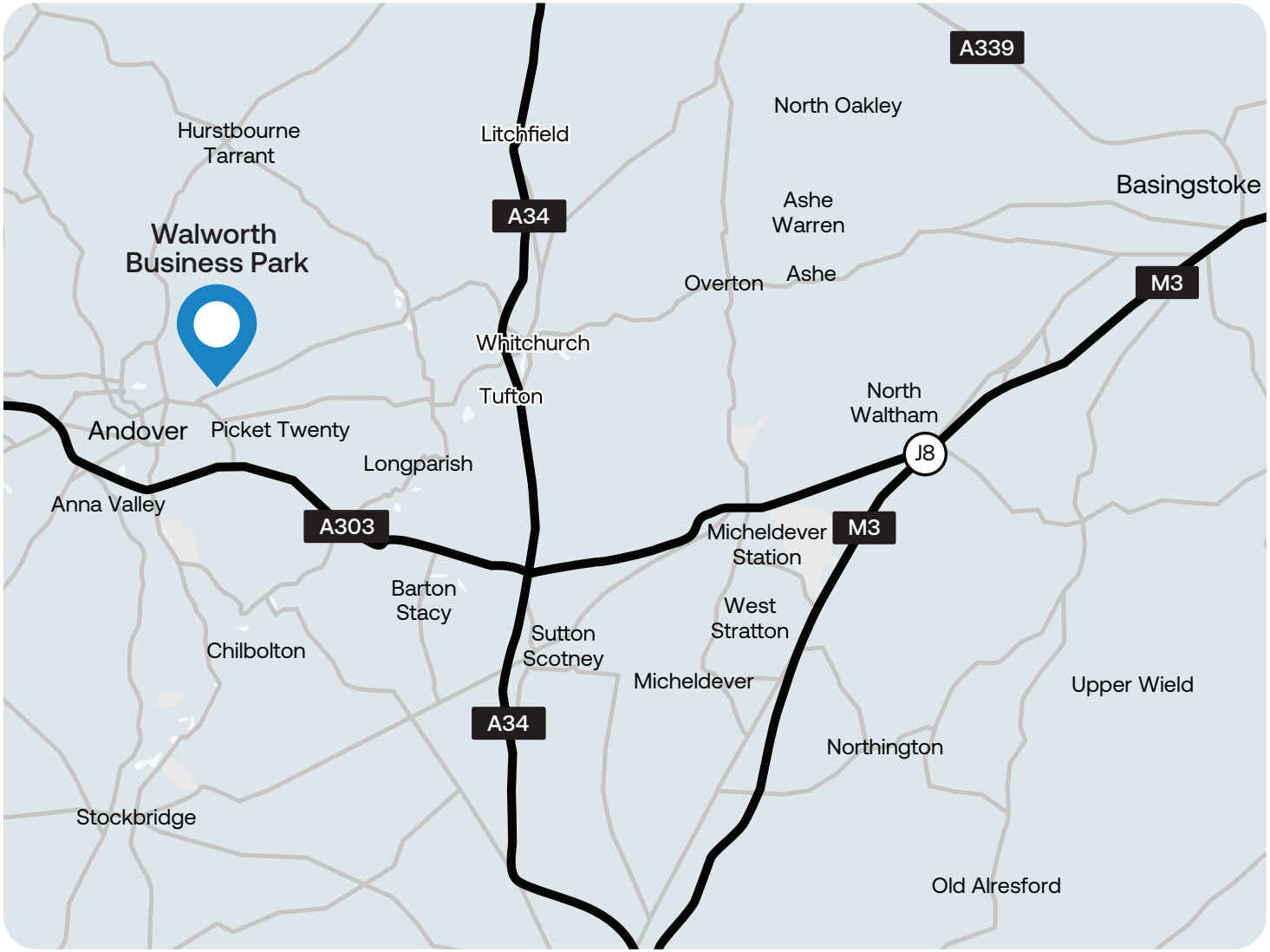
Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 28	Industrial/Warehouse	43,568	4047.6	Immediately
Unit 28	Office & Ancillary	3,467	322.1	Immediately
Total	**-**	**47,035**	**4369.7**	**-**





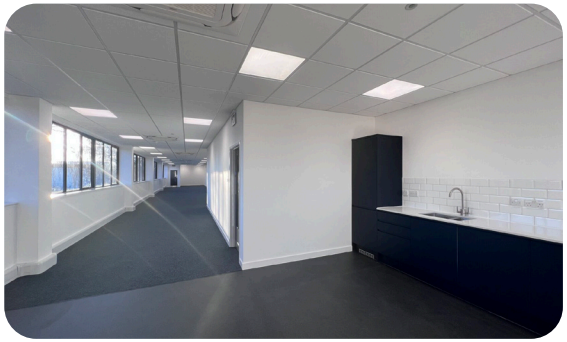


Location



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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Book a viewing

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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.

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