

# For Sale

Unit 16-17 Stephenson Close, Andover SP10 3RU

**Stand-alone Industrial / Warehouse unit with a secure yard and parking**

21,080 sq ft (1,958.39 sq m) Industrial / Warehouse / Factory Unit



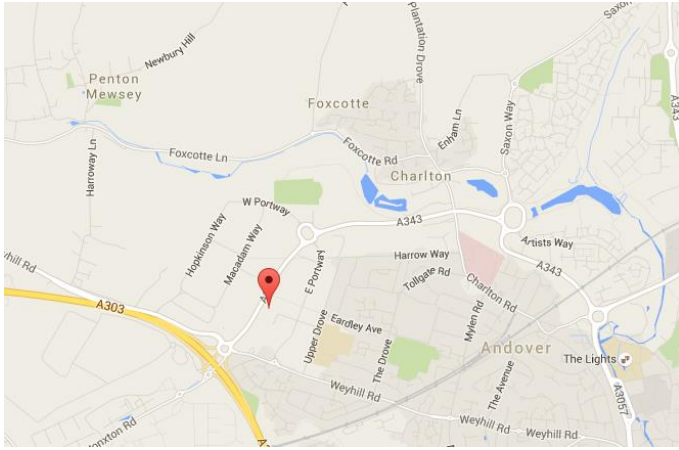
- 4.90 metres minimum eaves height
- Secure site with parking and loading facilities
- 2 x roller shutter doors
- Ground and first floor offices
- 3 phase power
- Main gas supply
- Prominent road side position

## Unit 16-17 Stephenson Close, Andover SP10 3RU

### Location

Andover is an important commercial centre of north Hampshire, situated on the A303 Trunk Road. The A303 links directly to the M3 at Junction 8, approximately 20 miles to the east, London and the M25 and interconnects with the A34 dual carriageway running north from the M3 at Winchester, linking Newbury and Oxford to the M40. Main line railway connection to London Waterloo (approximately 70 minutes).

Unit 16/17 Stephenson Close is located on the East Portway Industrial Estate which is accessed via East Portway road. East Portway Road is accessed via Weyhill road which provides access east and westbound to the A303 within a ¼ mile. The property fronts East Portway road with access to the rear yard, loading and parking to the rear of the demise.



### Description

The property is a standalone steel portal framed industrial / warehouse unit arranged in three bays with ground and first floor offices to the front elevation. The unit site is secured to the rear with a yard which provided loading / circulation and parking.

At ground floor the office accommodation has been subdivided with a number of blockwork walls forming, male WC's, kitchenette / canteen and a number of smaller offices. The offices have plastered walls and ceilings, gas fired central heating and strip lighting. At first floor the accommodation is carpeted with suspended ceilings, gas fired central heating, recessed cat 2 lighting and double glazed UPVC windows. The space has been divided in a number of smaller offices with a mixture of stud and blockwork walls.

Access to the three bays of warehouse accommodation is via two roller shutter doors, one electrically operated the other a manual door. The accommodation is arranged in three bays with a minimum eaves height of 4.90 m. There is a substation to the exterior of the premises which provides power to a large 3 phase supply.

### Specification

The unit benefits from the following specification:-

#### Warehouse

- Eaves height 4.90 minimum metres
- 3 phase electricity
- Mixture of Strip lighting and sodium lighting
- Gas fired ceiling mounted heating
- WCs
- 1 x up and over warehouse door (powered)
- 1 x section up and over roller door

#### Offices

- Fitted carpet
- Gas central heating
- Suspended ceiling
- Recessed lighting
- Double glazed UPVC windows

#### External

- Service yard

### Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Area	Sq ft	Sq m
Warehouse	16,153	1,500.70
Ground Floor	2,463	228.83
First Floor	2,463	228.83
<b>TOTAL GIA</b>	<b>21,080</b>	<b>1,958.36</b>

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### Services

The property benefits from all main services. However, purchaser should make their own enquiries.

### Energy Performance Certificate

C – 67

### Rateable Value

Source: [www.voa.gov.uk](http://www.voa.gov.uk) 15.01.16

Description	Rateable Value	UBM 2015/16
Factory & Premises	£74,000	£0.493

### Tenure

The unit is held on a by way of a long leasehold for 99 years expiring in August 2072, ground rent is £24.2k pa with the next rent review due in 2023.

### Price

£630,000 plus VAT

### Legal Costs

Each party to be responsible for their own legal fees.



### Information / Viewing

By appointment with sole agent:

**JLL**

Latimer House | 5-7 Cumberland Place |  
Southampton SO15 2BH

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**Subject to Contract  
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