

TO LET

Carter Jonas



**5 Kingsway,
Walworth Industrial Estate
Andover
SP10 5LQ**

**Warehouse/Industrial building with offices
13,822 sq ft (1,284.99 sq m)**

- Eaves height of 5.12m
- Well presented offices
- Two loading doors
- Established Industrial & Logistics Hub
- Good access to A303

LOCATION

The property is located on the Walworth Industrial Estate which occupies a strategic location just off the A303 Trunk Road providing a direct dual carriageway access to the M3 and the M34 Trunk Road connecting the South Coast ports with the Midlands.

Andover has experienced significant growth over recent years and is now home to the Co-operative Group as well as other well known occupiers including Simply Health, Stannah, Twinings, Euronics and Ocado.

DESCRIPTION

The property comprises a steel portal framed industrial building with part brick and part steel clad elevations under a steel clad roof incorporating roof lights. The warehouse has an eaves height of 5.12m and loading to front and rear.

To the front of the warehouse there are well presented two storey offices which include a reception area, WCs kitchen and staff room facilities. The office areas have suspended ceilings with lighting and fitted carpets. There is gas fired central heating throughout.

Externally, there is a car parking area.

SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis:

	Sq M	Sq Ft
Warehouse	1,049.80	11,300
Mezzanine	28.95	312
GF Offices	102.62	1,105
FF Offices	102.62	1,105
Total	1,284.99	13,822

QUOTING RENT

£115,000 per annum exclusive.

TERMS

The property is offered to let on a full repairing and insuring lease on terms to be agreed.

PLANNING

Prospective occupiers should satisfy themselves of the planning position with Test Valley Borough Council | <https://testvalley.gov.uk>

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

BUSINESS RATES

Rateable Value: £93,000

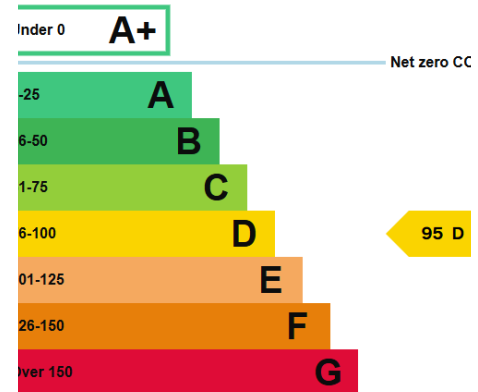
See:- <https://www.tax.service.gov.uk> for reference.

VAT

All terms quoted are exclusive of VAT.

EPC D

Energy Performance Certificate:



VIEWINGS

To be arranged with the sole agents Carter Jonas

SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk
3 Royal Court, Kings Worthy, Winchester SO23 7TW

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IMPORTANT INFORMATION

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June 2026

Carter Jonas



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Plotted Scale - 1:2,500

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