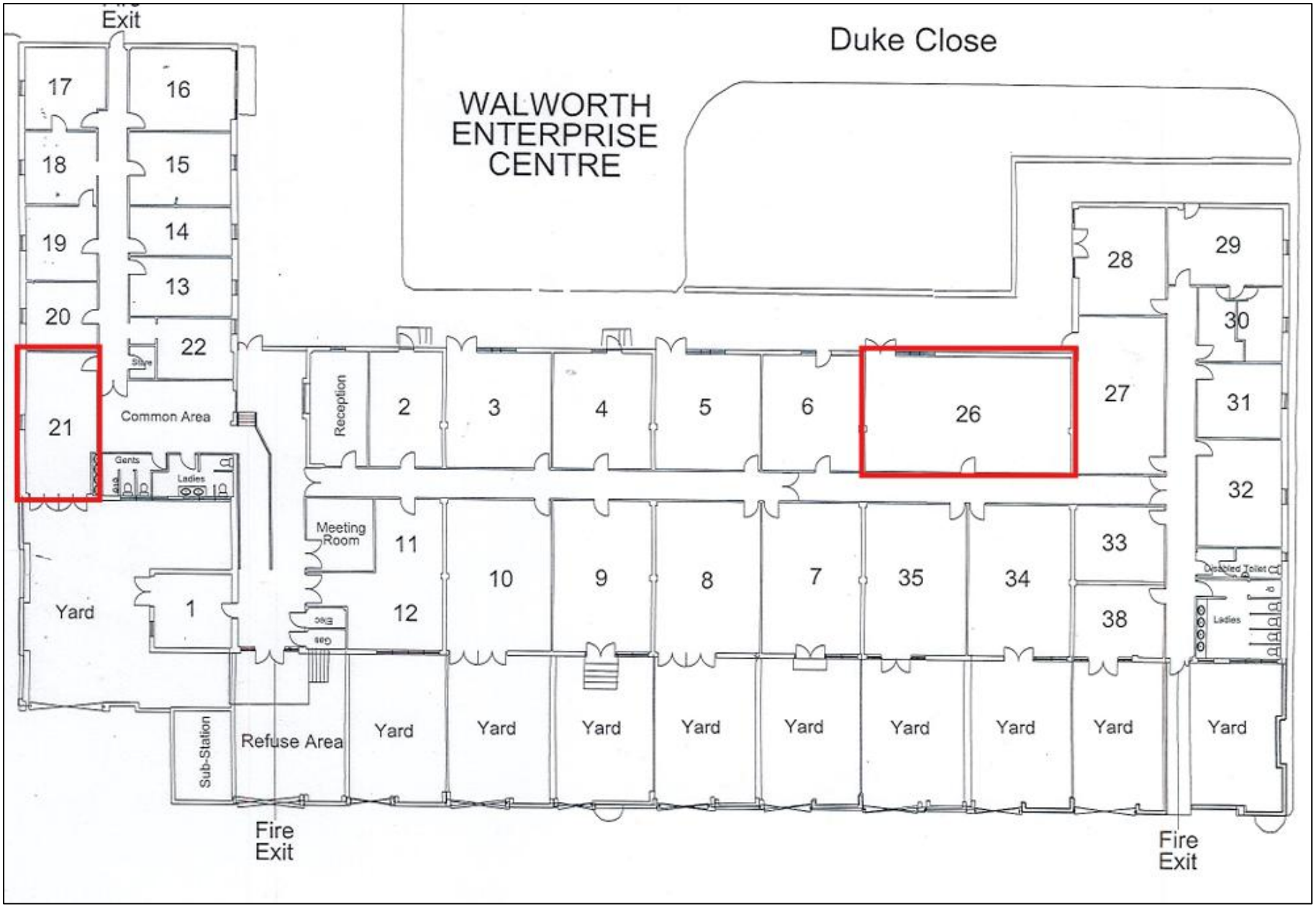
TO LET

Carter Jonas



WALWORTH ENTERPRISE CENTRE
WEST WAY
ANDOVER
SP10 5AP


Exit
Duke Close
WALWORTH
ENTERPRISE
CENTRE
17
16
18
15
19
14
13
20
22
21
Common Area
Gents
Ladies
Reception
2
3
4
5
6
26
27
28
29
30
31
32
33
Disabled Toilet
Ladies
35
34
38
Meeting
Room
11
12
10
9
8
7
Yard
1
Sub-Station
Refuse Area
Yard
Yard
Yard
Yard
Yard
Yard
Yard
Yard
Yard
Fire
Exit
Fire
Exit

LOCATION

Located in the town of Andover, within Walworth Business Park, Walworth Enterprise Centre is located just 1.5 miles from the A303 with excellent links to the A34 and M3 (12 miles) Closest bus stop is only 5 minutes walk and provides direct access to the town centre and Basingstoke. The railway station is 2 miles with regular trains to London Waterloo.

DESCRIPTION

The Units are situated in the main building and are all easily accessible on one level, 2 units with rollers shutter doors into service yards, 2 corridor access & 1 with front door into main car park.

ACCOMMODATION

Available units:

- Unit 21 – 382 sq ft/35.5 sq.m
- Unit 26 – 931 sq ft/86.5 sq.m

DEPOSIT

A deposit of 1 month's rent is payable in advance of taking occupation. In some cases, 2/3 months' rent is required.

TERMS

The Units are available on easy in-easy out License terms with 1 month's notice required by either Party (except where the Terms & Conditions have been breached) when no notice is required.

CONTACT DETAILS

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RENT

Unit 21 £661 per month
Unit 26 £1,434 per month

Rents are payable monthly in advance by bankers standing order.

BUSINESS RATES

Please contact the Local Authority for the current rateable value.

Small business rates relief may apply. Applicants are advised to contact the Local Authority direct for confirmation of these figures.

SERVICE CHARGE

The rent is inclusive of the service charge which includes water, repairing and maintaining the common parts of the Centre, together with internal repairs.

The Landlord arranges the buildings insurance.

Electricity/Gas is charged monthly, based on consumption.

Figures are approximate and for guidance only and may vary.

VAT

Vat does not apply to the License fee (rent) only the gas/electric fees.

EPC

EPC – not applicable

IMPORTANT INFORMATION

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