

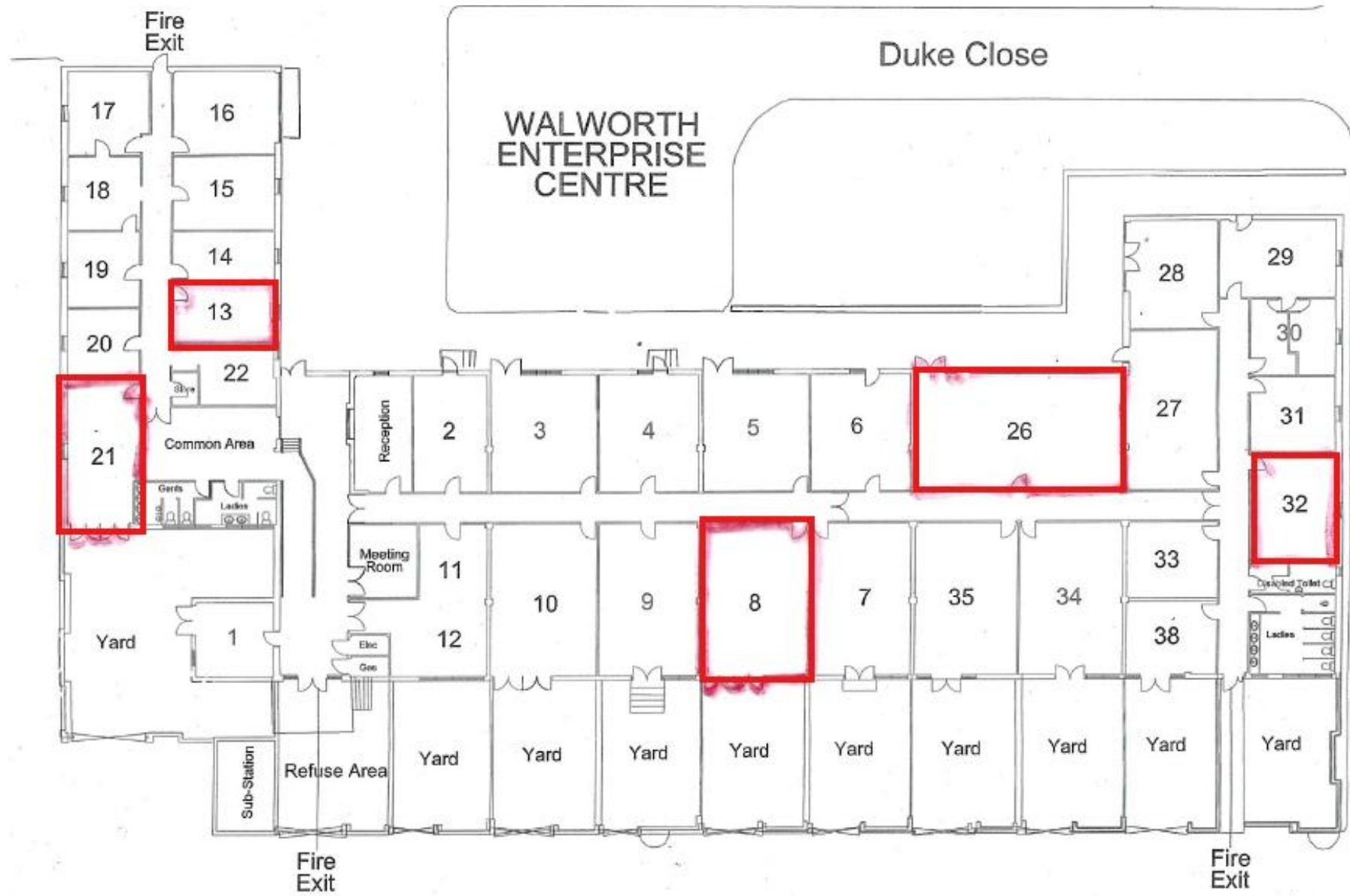
TO LET

Carter Jonas



**WALWORTH ENTERPRISE CENTRE
WEST WAY
ANDOVER
SP10 5AP**

**Managed office and industrial space to rent
- Various units available**



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, two units with rollers shutter doors into service yards, two corridor access and one with front door into main car park.

ACCOMMODATION

Available units:

- Unit 8 – 619 sq ft / 57.5 sq m
- Unit 13 - 236 sq ft / 22 sq.m
- Unit 21 – 382 sq ft / 35.5 sq.m
- Unit 26 – 931 sq ft / 86.5 sq.m
- Unit 32 - 371 sq.ft / 34.5 sq.m

www.walworth-enterprise.co.uk

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 months' 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 8	£990 per month
Unit 13	£369 per month
Unit 21	£661 per month
Unit 26	£1,434 per month
Unit 32	£551 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.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us.