

**44 Macadam Way,  
West Portway Business Park,  
Andover, SP10 3XW**

Factory/Warehouse Unit

24,269 sq ft (2,254.59 sq m)

On a site of 1.59 acres (0.645 ha)

**For Sale**





## 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).

## SITUATION

Macadam Way is situated on West Portway Business Park, which lies to the west of the town centre. It has direct access to the A303 south west trunk route at the Weyhill Road junction. West Portway is home to a wide range of industrial and distribution occupiers.

## DESCRIPTION

The property comprises a detached factory unit on a self contained site of 1.59 acres. The property comprises a factory building, which has been substantially extended. The main factory is of steel portal frame construction with insulated profile steel cladding to walls and roof and part brick and blockwork elevations. A two storey office block runs the width of the front of the building providing ground and first floor offices. The factory space behind has a minimum eaves height of 16' 11" and is served by a roller shutter loading door.

The extension to the side and rear of the main building provides a further workshop/storage area. This is of steel frame construction with single sheet profile cladding to walls and roof.

The rear extension has a minimum eaves height of 32' 9" and the side extension 35' 8". It is served by an electric roller shutter door.

To the front of the building is a forecourt providing car parking for 10 vehicles. Access leads to a substantial rear yard.

The offices have suspended ceilings with Category II lighting, wood pellet fired central heating. There are male and female cloakrooms and kitchenette facilities.

## ACCOMMODATION

Main Factory	11,037 sq ft	(1,025.34 sq m)
Ground Floor Offices	1,009 sq ft	( 93.74 sq m)
First Floor Offices	1,009 sq ft	( 93.74 sq m)
Rear Extension	11,214 sq ft	(1,041.78 sq m)

## TENURE

A Long Leasehold interest for 125 years with effect from 19 August 1995, with 5 yearly rent reviews. A ground rent of £35,500 per annum is payable.

## PRICE

£1,500,000.

## VAT

Price exclusive of VAT (if applied).

## BUSINESS RATES

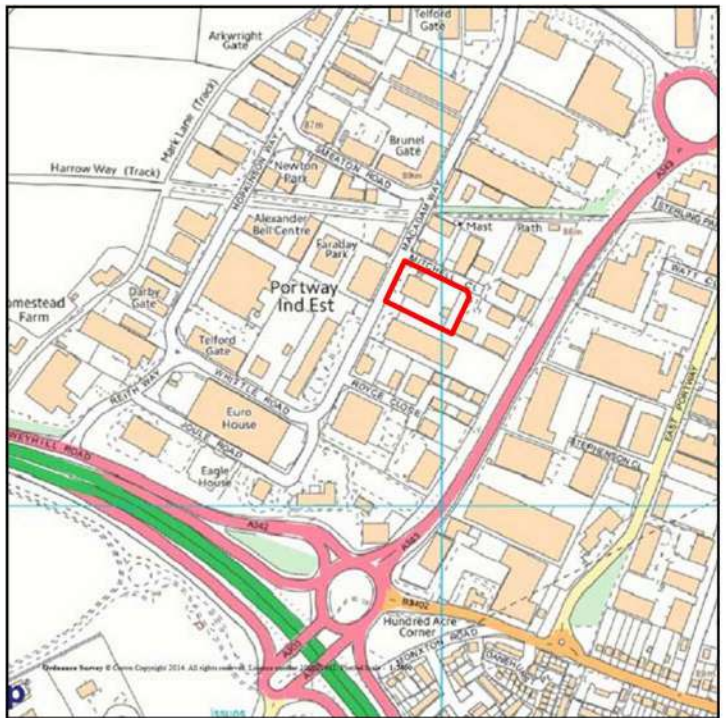
To be assessed\*.

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

## SERVICES

Mains electricity (3 phase), water and drainage available. The site has two electrical transformers with a total rating of 3000 kva (available capacity, subject to confirmation).

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.



## PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

## MONEY LAUNDERING REGULATIONS

Purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/19052

## ENERGY PERFORMANCE



## CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: [www.leasebusinesspremisses.co.uk](http://www.leasebusinesspremisses.co.uk).

## DISCLAIMER

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