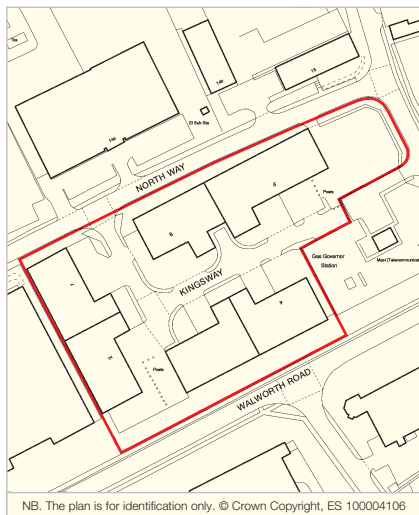


Andover
Units 1-6
Plot 26
Walworth Industrial
Estate
Hampshire
SP10 5LQ

- Long Leasehold Industrial Investment
- Modern industrial estate
- Comprising six industrial units on a 1.409 hectare (3.482 acre) site
- Units 1, 2 & 4 comprise 2,518 sq m (27,103 sq ft)
- Well established Hampshire industrial location to the north of the A303
- Rent Reviews 2015
- Total Current Gross Rents Reserved **£134,734 pa**

On the Instructions of
St Modwen



Tenure

Leasehold. Held from The Borough Council of Test Valley for a term of 125 years from 18th February 1993 (thus having approximately 103 years unexpired) at a fixed ground rent of £5,250 per annum.

Location

Andover is an attractive market town located close to the junction of the A34 and A303 dual carriageway in North Hampshire. The town has excellent rail connections with a journey time to London of approximately 1 hour.

The property is situated on the Walworth Industrial Estate less than 2 miles to the north-east of the town centre. Walworth Road runs east off the A3093, which in turn leads to the A303 just over a mile to the south. Kingsway can be accessed off the Walworth Road via North Way. Occupiers close by include Twinings, Orvis, Abel & Cole, Powerdrive, Thomson Reuters, Shenton Group, Petty Wood, Le Creuset, Schaeffer and Tuffnells Parcel Express.

Description

The property is arranged on ground, part mezzanine and part first floors to provide six modern industrial units, two of which intercommunicate (Units 1 & 2) and three of which (Units 3, 5 & 6) have been sold off on long leases. The units benefit from roller shutter doors, dedicated yard and on-site parking to the front of the units. There is an additional generous area of car parking for the shared use of the units.

Site Area 1.409 Hectares (3.482 Acres)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificates

For EPC Ratings please see website.

Unit	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Panavision Europe Ltd (t/a Lee Filters) (1)	Ground Floor 802.50 sq m First Floor 71.00 sq m (8,638 sq ft) (764 sq ft)	15 years from 25.03.2005 Rent review every 5th year FR & I by way of service charge	£49,103 p.a.	Rent Review 2015
2	Panavision Europe Ltd (t/a Lee Filters) (1)	Ground Floor 802.50 sq m First Floor 71.00 sq m (8,638 sq ft) (764 sq ft)	15 years from 25.03.2005 Rent review every 5th year FR & I by way of service charge	£49,324 p.a.	Rent Review 2015
3	P & J Services	Ground Floor (2) 817.54 sq m (8,800 sq ft)	Terms of years from 08.10.2010 to 15.02.2118	£864 p.a.	Reversion 2118
4	HCA Coating Ltd	Ground Floor 771.00 sq m (8,299 sq ft)	5 years from 01.03.2013 FR & I by way of service charge	£33,225 p.a.	Reversion 2018
5	Nextdom Ltd	Ground Floor (2) 1,154.40 sq m First Floor 104.40 sq m (12,426 sq ft) (1,124 sq ft)	Term of years from 07.09.2007 to 01.02.2118	£1,354 p.a.	Reversion 2118
6	AJ, T & PJJ Poyser	Ground Floor (2) 797.00 sq m Mezzanine 48.40 sq m (8,579 sq ft) (521 sq ft)	Term of years from 03.11.2004 to 01.02.2118	£864 p.a.	Reversion 2118

(1) www.leefilters.com
(2) Source: www.2010.voa.gov.uk

Total £134,734 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor | Roberts Esq, Mayer Brown International LLP. Tel: 0203 130 3090 e-mail: iroberts@mayerbrown.com

