



rural property specialists

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# TO LET: FLEXIBLE INDUSTRIAL UNITS



Units 1 & 2, Manor Farm, Down Road, Kimpton, Andover,  
Hampshire SP11 8PG

Excellent location for A303 | 5,220 sq ft (485 sq m) in total | Ample Parking

TWO NEWLY BUILT UNITS TO RENT ON FLEXIBLE TERMS

**£41,800 per annum (for the whole)**

# UNITS 1 & 2 MANOR FARM, ANDOVER SP11 8PG

## LOCATION

Manor Farm is located just 6.5 miles west of the town of Andover and less than 30 miles west of Basingstoke. Both towns have direct rail access to London. The farm has excellent road communication links with the A303 approximately 2 miles south of the property and the A338 approximately 3 miles west. Southampton airport lies approximately 32 miles south.

## DESCRIPTION

Units 1 & 2 Manor Farm are smart purpose built workshop units, available as a whole or as two separate units. The building benefits from steel portal frame construction, concrete floors, two roller shutter doors and 3-phase electrical connections. The building is well placed in a tidy concreted yard with a large turning circle for lorries and ample onsite parking.

Both units have a water supply and plumbing is available for the installation of WC facilities, along with a gas supply available for installation of a boiler. A fibre broadband connection will be available in due course.

The units are expected to be available from late February.

## ACCOMMODATION AND RENT

The Units comprise of:

Unit 1—2,610 ft<sup>2</sup> / 242 m<sup>2</sup>

Unit 2—2,610 ft<sup>2</sup> / 242 m<sup>2</sup>

The building is available as whole or as two separate units. The rent will be based on a rate of £8 per square foot, plus VAT.

## BUSINESS RATES

The rateable value is yet to be set by Test Valley Borough Council. Rates will be payable by the Tenant.

## TERMS

The premises are available on an internal maintaining and repairing lease for a term by arrangement and subject to regular rent reviews. The rent is exclusive of all outgoing and VAT and will be payable monthly in advance.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## CONTACT

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## LOCAL AUTHORITY

Test Valley Borough Council  
t 01264 368 000 w [testvalley.gov.uk](http://testvalley.gov.uk)

## VIEWINGS

Strictly by appointment with BCM.

## DIRECTIONS

From the A303 follow exit signs to Thruxton Race Circuit. Continue past the entrance to the Race Circuit to a T-junction. Turn right onto Snoddington Road and at the next T-junction turn left onto Water Lane and continue for approximately 0.2 miles before turning left onto Down Road. Follow Down Road for approximately 0.2 miles before turning left into Manor Farm. The Unit will be found at the end of the drive on the right.



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### Important Notice:

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