

Lot 40

Vacant Possession

Eagle House, Joule Road, Andover, Hampshire SP10 3UX Modern Office Opportunity



Key Details

- Attractive modern Two storey office building.
- Approximately 935.25 sq m (10,067 sq ft)
- Approximate Site Area 1.05 Acres/0.425 Hectares with a Site Coverage of approximately 15%
- Car parking for approximately 50 cars with ratio of 1:200
- Strategic location at the junction of the A303 and A343
- Major occupiers on the estate include Euronics, Mitutoyo, and Premier Inn

Location

Miles: 15 miles north of Winchester, 19 miles north-east of Salisbury, 67 miles south-west of Central London
Roads: A303, A343, M3
Rail: Andover Rail Station (67 minutes to London Waterloo)
Air: Southampton Airport. London Gatwick

Situation

The property is located on an established industrial estate strategically situated at the junction the A303 and A343, approximately 1.5 miles west of Andover Town Centre. Major occupiers on the estate include Euronics, Mitutoyo and Premier Inn.

Description

The property comprises a modern two storey office building with car parking for approximately 50 cars. The property benefits from an approximate site area of 1.05 Acres/0.425 Hectares and an approximate site coverage of 15%. The offices are highly specified with air conditioning, raised floors and suspended ceilings.

Tenure

Long Leasehold. 128 year leasehold interest held from the local authority from 14th June 1986 until 2116 at a current ground rent reserved of £10,000 per annum exclusive.

The lease is subject to a ground rent of 8% of the open market rents receivable.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Ground	Office	442.86 sq m	(4,767 sq ft)	VACANT POSSESSION (1)
First	Office	92.38 sq m	(5,300 sq ft)	
Total		935.25 sq m	(10,067 sq ft)	

(1) The ground floor is currently let to Furlong Business Solutions Limited until 2nd December 2020 at a current rent reserved of £44,000 per annum exclusive. The tenant has served notice to determine and the property will be subject to vacant possession upon completion.

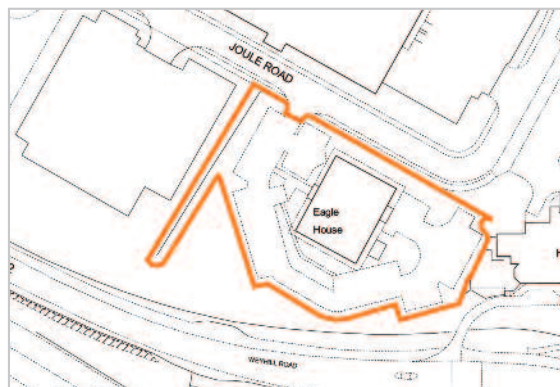
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal Pack.



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