

**Lot 19, Guilbert House, Greenwich Way, Andover,  
Hampshire SP10 4JZ**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



**Substantial Freehold Office building with Permitted Residential Development Consent**

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Substantial Freehold Office building with Permitted Residential Development Consent

- Attractive modern three storey office building.
- Approximately 3,193.70 sq. m. (34,378 sq. ft.).
- Set within landscaped grounds of approximately 0.89 Ha (2.2 Acres).
- Low site coverage of approximately 12%.
- Extensive car parking for some 200 vehicles with a ratio of 1:172 sq. ft.
- Potential to further develop on the Car Park (Subject to Consents)
- Prominent position at the junction of Greenwich Way and Newbury Road.
- Prior approval has been granted for the change of Use under Class O - Offices to 66 apartments.

#### Lot

19

#### Auction

31/Mar/2022

#### Vacant Possession

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

15 miles north of Winchester, 19 miles north-east of Salisbury, 67 miles south-west of Central London

#### Roads

A303, A34, A343, M3

#### Rail

Andover Rail Station (67 minutes to London Waterloo)

#### Air

Southampton Airport. London Gatwick Airport

### Situation

The property occupies a prominent position on the corner of Greenwich Way and Newbury Road which leads directly to the Andover Ring Road. The property is within walking distance of a number of major occupiers including Tesco Extra, Sainsbury's, B&M, Halfords, Topps Tiles and TK Maxx.

### Tenure

Freehold.

### Description

The property comprises a highly specified modern three storey office building within a substantial site of approximately 0.89 Hectares (2.2 Acres) providing a site coverage of 12% and currently accommodating car parking for approximately 200 cars. The office accommodation benefits from open plan floor plates with raised floors and suspended ceilings as well as lift access to all floors.

The property is suitable for residential conversion and has the benefit of Permitted Development consent. The property may also benefit from further development on the large Car Park, subject to consents. There is an electricity substation on the site.

### VAT

VAT is applicable to this lot.

### Planning

The property benefits from Permitted Development consent from Test Valley Borough Council dated 20th June 2019 under reference 19/01057/PDON. Further information can be obtained from Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368 000. [www.testvalley.gov.uk](http://www.testvalley.gov.uk) The property may offer potential to develop further on the Car Park subject to consents.

### Completion Period

Six Week Completion.

### EPC

Band D.

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## Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office	1,092.60 sq. m.	(11,761 sq. ft.)	Vacant Possession
First	Office	1,040.10 sq. m.	(11,196 sq. ft.)	
Second	Office	1,061.00 sq. m.	(11,421 sq. ft.)	
<b>Total Approximate Floor Area</b>	<b>Office</b>	<b>3,193.70 sq. m.</b>	<b>(34,378 sq. ft.)</b>	



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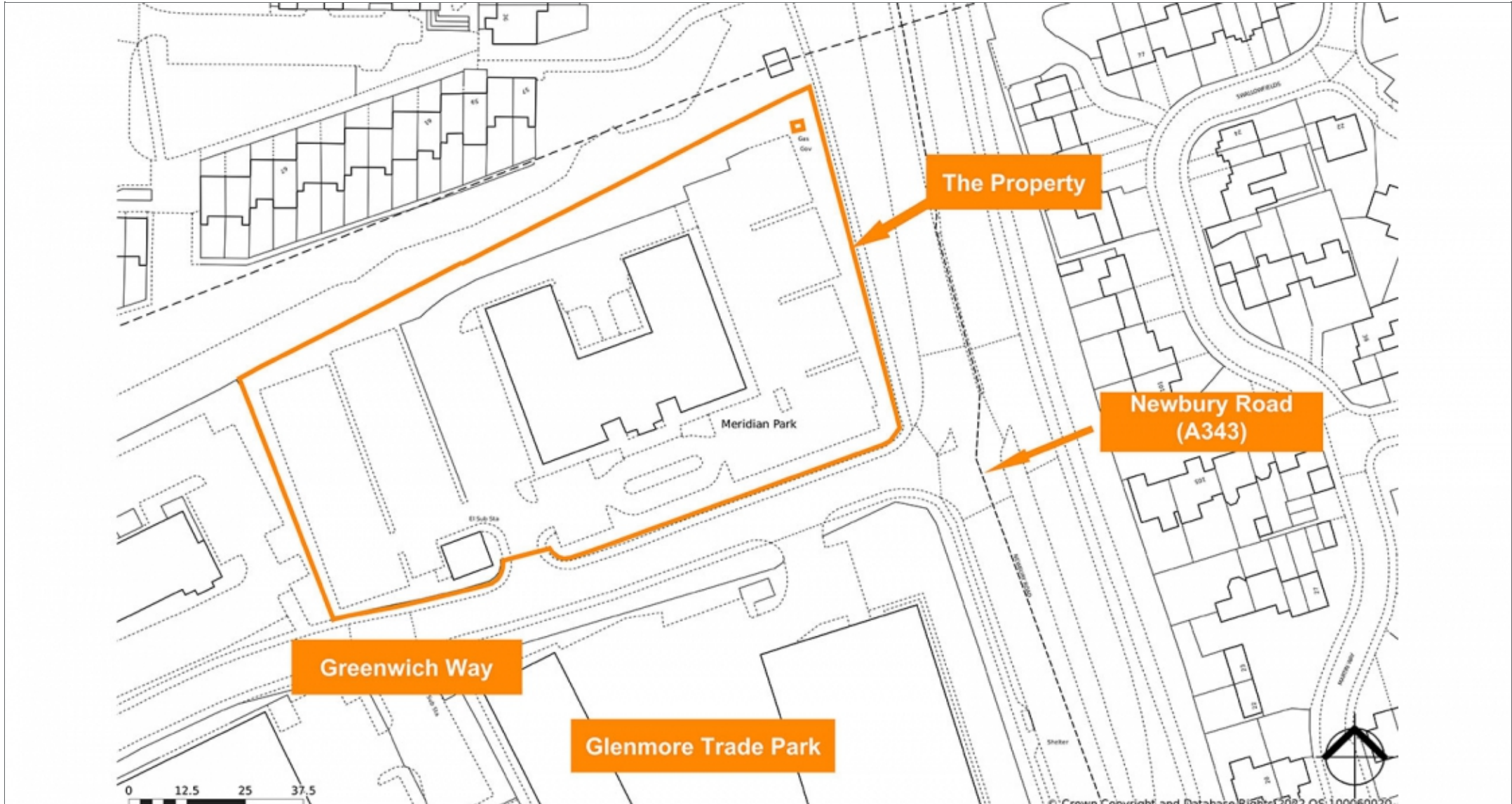
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## Contacts

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September 2020