

TO LET COMMERCIAL UNIT



Unit 1, Northwood Farm Buildings The Middleway, Andover Down, Andover, SP11 6LJ

- Flexible rural space • Available from 1 December 2026 • Close to A303 • Approximately 2,072 sq.ft.

Rural location with excellent communications

£20,000 per annum ex. VAT

Unit 1, Northwood Farm Buildings The Middleway, Andover Down, Andover, SP11 6LJ

An attractive rural commercial space situated in a countryside setting and offering flexible accommodation suitable for a variety of business uses. The premises benefits from kitchen facilities, WC and dedicated on-site parking, providing a practical and convenient working environment. Despite its rural position, the property is well connected, with good access to the A303 and wider road network.

Description

This rural commercial unit offers 2,070 sq.ft. of space with kitchen and WC facilities.

The units were recently constructed and offer smart open space which would be suitable for a variety of business uses.

Situation

Unit 1 at Northwood is situation just off the B3400, two miles east of Andover. It offers excellent access to the A303 and Andover Industrial Estates.

Accommodation and Rent

The unit offers 2,070 sq.ft. with WC and kitchen facilities.

The rent is £20,000 per annum excluding VAT

Business Rates

Business rates will be payable by the tenant and the unit is currently valued at £23,500

Services

There is mains electric and mains water to the unit

Local Authority

Test Valley Borough Council

t: 01794 527700

e: info@testvalley.gov.uk

Legal Costs

Each party will be responsible for their own legal costs

Terms

The premises are available on a full repairing and insuring lease for a term by arrangement. The rent will be payable monthly in advance and exclusive of all outgoing and VAT.

Viewings

Strictly by appointment with BCM Wilson Hill

Directions

Postcode: SP11 6LJ

What 3 Words: ///remarking.ironic.ducks



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