



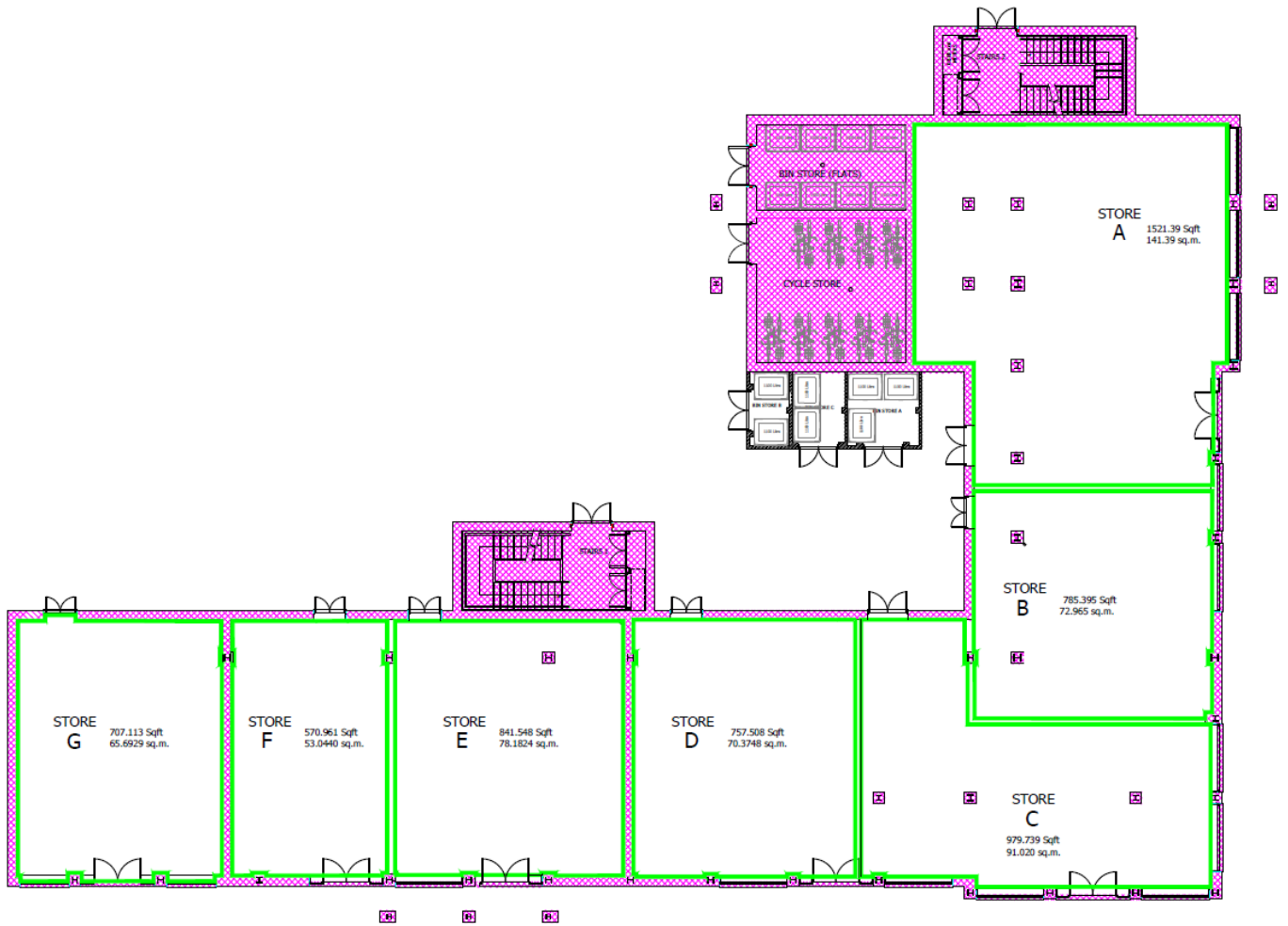
# LOCKSBRIDGE PARK LOCAL CENTRE

Picket Piece Andover SP11 6LU

<b>TYPE</b>	<b>RETAIL &amp; FOOD STORE</b>
<b>AVAILABLE</b>	<b>TO LET</b>
<b>SIZE</b>	<b>571 – 6,164 SQ FT</b> (53 – 573 SQ M)

## KEY POINTS

- > Located in the local centre
- > Ability to combine into one unit
- > Constructed to “shell and core”
- > Completion due Q1 2019



## Location

Picket Piece is located in the heart of Hampshire approximately 2 miles to the east of Andover.

The Locksbridge Park development will comprise of approximately 615 dwellings.

## Description

The proposed units have A1 (retail), A2 (financial & professional services) and A3 (restaurant/café) planning use. To the upper floors will be 16 residential apartments.

## Accommodation

The units are provided in a shell and core state with services capped off.

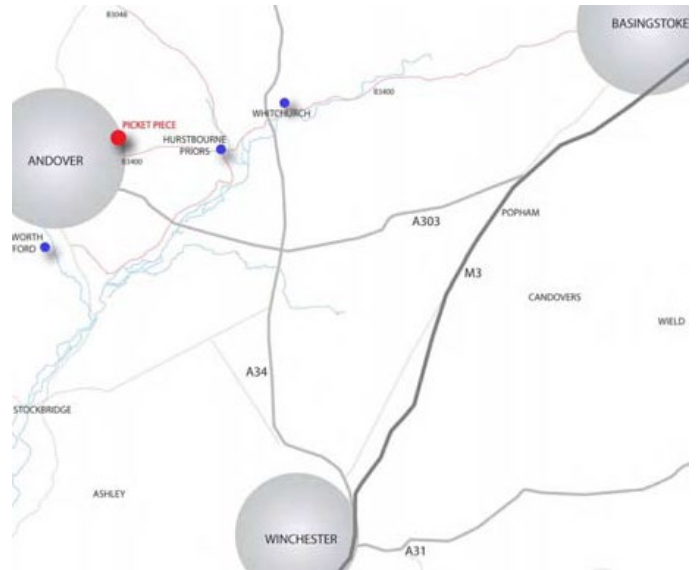
The gross internal area (GIA) of the units will be as follows;

Unit	sq ft	sq m
Unit A	1,521	141.39
Unit B	785	72.97
Unit C	980	91.02
Unit D	758	70.37
Unit E	842	78.18
Unit F	571	53.04
Unit G	707	65.69
<b>Total</b>	<b>6,164</b>	<b>572.66</b>

## Terms

The units are available for £20.00 per sq ft per annum exclusive.

We anticipate completion of the retail units in Q1 2019.



## Energy Performance

Not yet assessed

## Business Rates

Business Rates will be payable but the units are not yet assessed.

## Service Charge

There will be a service charge payable for any common areas.

## Viewing & Further Information

For further information please contact the sole agents.



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