

Logistics City Andover

W WALWORTH
BUSINESS PARK

Design to Suit

Suitable for warehouse and industrial occupiers

Walworth Road | Andover
Hampshire | SP10 5LH



FOR SALE / TO LET

From **62,433 - 487,605 sq ft** (5,800 - 45,300 sq m)

www.walworthbusinesspark.co.uk

Logistics City Andover

An Extension to the existing Walworth Business Park



BOOKER

ORVIS

ocado

petty wood

LE CREUSET

TWININGS
OF LONDON

Walworth Road

3 mins to A303
leading to J8 M3

Andover is a gateway location offering easy access to the west country, the South and to London via the A303 and A34 interchange.

It has been chosen as the location for regional distribution centres for the CO-OP (400,000 sq ft), Ocado (250,000 sq ft) and Rich products (200,000 sq ft to be constructed) along with several larger occupiers such as Twinning's, Vitacress, Able & Cole, Howard Tennes and Broker.

To Andover
Town Centre

A343
to Newbury

Logistics City Andover is a design to suit scheme, with outline consent to provide up to 487,605 sq ft of B2 and B8 uses.

A range of industrial units from 62,433 sq ft up to 487,605 sq ft can be accommodated to meet the bespoke requirements of both local businesses as well as new regional and national businesses looking to move their operations to Andover.

(Indicative layout shown, right)

- High quality specification
- Office content
- Dock level and surface level loading doors
- Bespoke options can be accommodated



Indicative Layout

Unit 1	
Distribution	130,316 sq ft
Mezzanine	21,778 sq ft
TOTAL	152,094 sq ft

Unit 2	
Distribution	179,379 sq ft
Mezzanine	10,979 sq ft
TOTAL	190,358 sq ft

Unit 3	
Distribution	51,783 sq ft
Mezzanine	10,650 sq ft
TOTAL	62,433 sq ft

Unit 4	
Distribution	69,597 sq ft
Mezzanine	13,024 sq ft
TOTAL	82,621 sq ft



WALWORTH BUSINESS PARK

Location

Walworth Business Park lies adjacent to the A303 on the eastern side of Andover close to the town ring road. The business park is strategically located close to the M3 motorway as well as the A34 trunk road providing excellent road communications to London, the Midlands and the North, as well as Southampton and its busy port and international airport to the South.

Currently undergoing a major rejuvenation and redevelopment programme, Walworth Business Park occupiers include Twinings, Le Creuset, Ocado, Abel & Cole, Booker and Tuffnells.

Planning

An outline planning permission has been granted for 487,605 sq ft (45,300 sq m) of B2 and B8 uses.

Lease

Units will be offered on full repairing and insuring leases for a term by arrangement subject to rent reviews in an upwards direction only at five yearly intervals.

Purchase

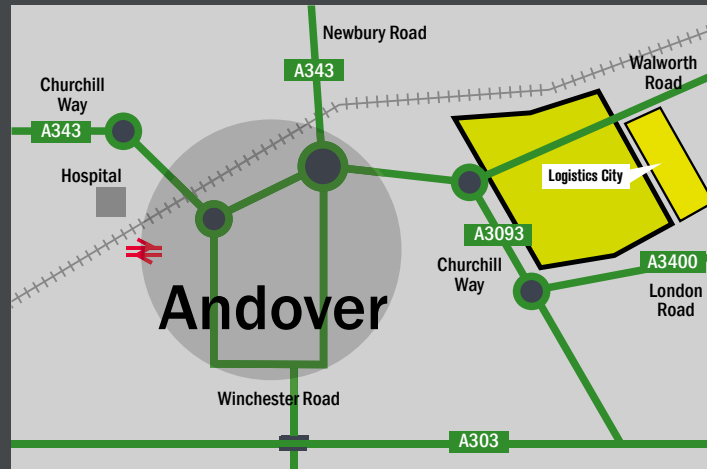
Units are also offered for sale on the basis of a new 150 year lease, terms on application.

Rent

On application.

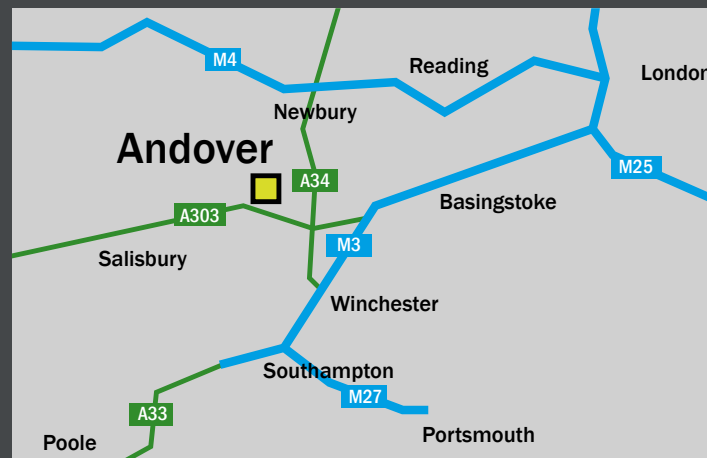
Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



Walworth Road | Walworth Business Park

Andover | Hampshire | SP10 5LH



Approximate travel distances/times

Destination	Miles	Est Drive time
A303	0.5	3 mins
M3 (J8)	13	13 mins
Basingstoke	22	26 mins
Southampton	30	35 mins
Portsmouth	46	45 mins
London/Heathrow/M25	56	64 mins
Midlands (M40)	66	70 mins

Source: AA Travel Watch

Viewing and further information



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This brochure and the descriptions and measurements contained herein do not form part of a contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. July 2017.