



Logistics City Andover

TO LET | Walworth Business Park, Walworth Rd, Andover, Hampshire SP10 5LH

- Phase 2 & 3
- Detailed planning granted
- Build to Suit units – available on a pre-let basis
- 138,543 – 219,186 sq ft

tradeandlogistics.co.uk

/// library.redouble.roaming

An Extension to the existing Walworth Business Park

W WALWORTH
BUSINESS PARK



Southampton Airport
28 miles, 36 mins

Walworth Road

3 mins to A303
leading to J8 M3

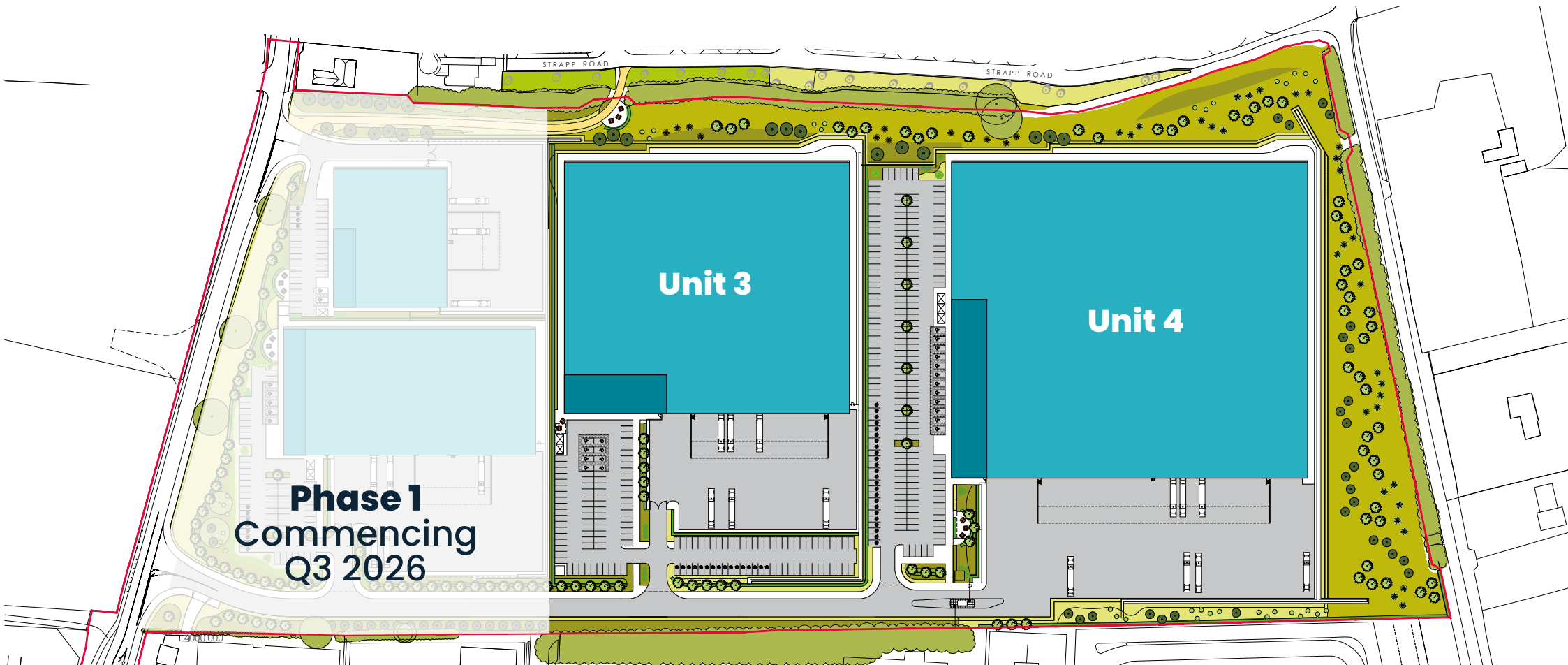
A343
to Newbury

**To Andover
Town Centre**



Port of Southampton
33 miles, 44 mins

Masterplan Phase 2&3



Unit 3	Sq m	Sq ft	Parking
Ground	12,251	131,869	143
First	620	6,674	
Total	12,871	138,543	

Approx. GEA areas.

Unit 4	Sq m	Sq ft	Parking
Ground	19,304	207,787	227
First	1,059	11,399	
Total	20,363	219,186	

Approx. GEA areas.

Click unit number
to view in detail

Unit 3

Unit 4

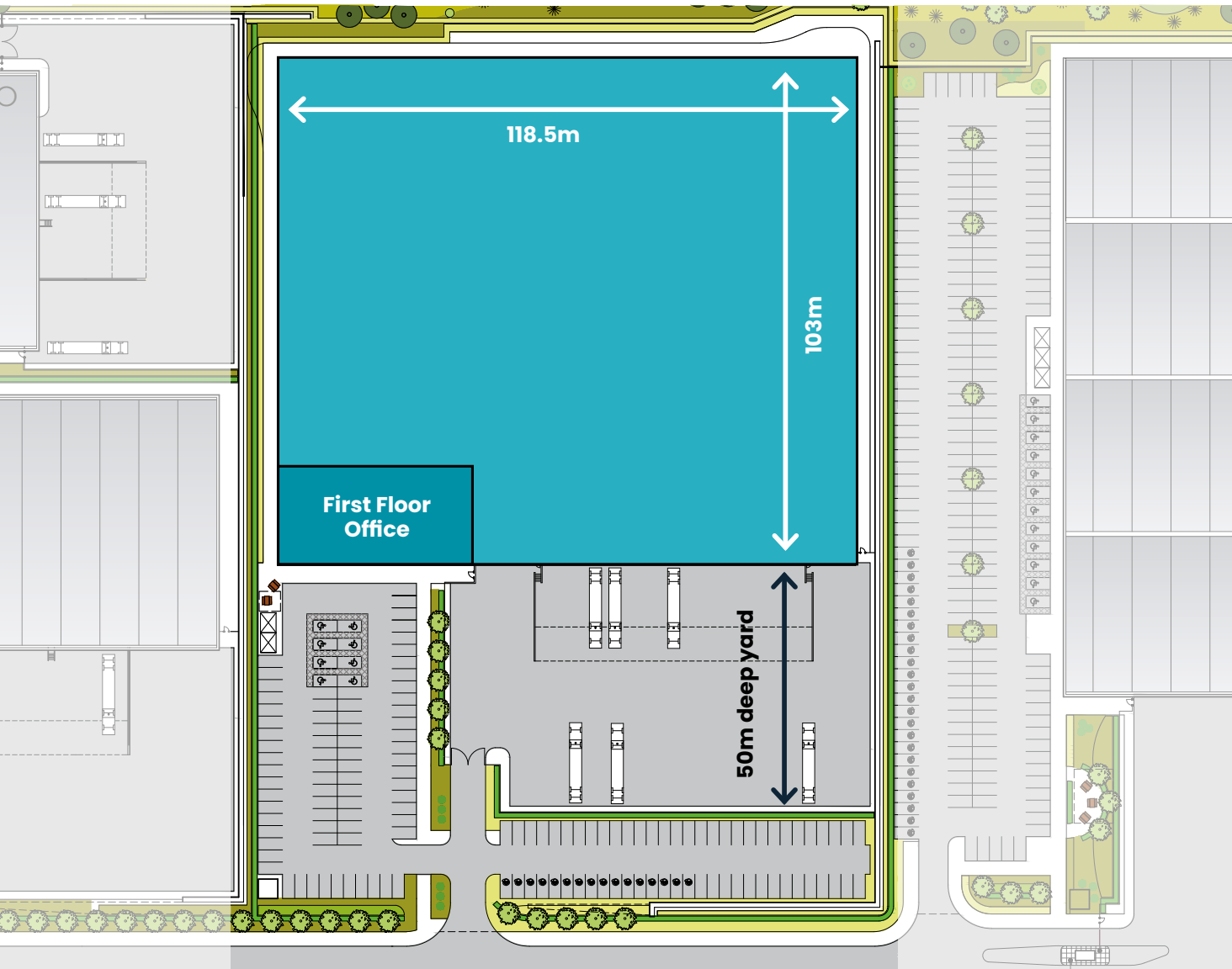
Unit 3

138,543 sq ft available for pre-let

Phase 3

	Sq m	Sq ft
Ground	12,251	131,869
First	620	6,674
Total	12,871	138,543

Approx. GEA areas.



2 electric level loading doors



12m clear eaves height



13 dock loading doors



Floor loading 50kN sq m



50m deep secure yard



First floor grade A fitted offices



High quality exterior finish



Pallet capacity of 21,572



720 KVA power supply (upgrade available)



PV roof panels



Shell mezzanine to all units



Fibre broadband



Male & Female Toilets



143 car parking spaces



Showers



B2, B8 planning use classes



Double glazed windows with anti-glare



Steel insulated roof with 15% roof lights

Unit 3

Unit 4

Click to review each unit in more detail

Unit 3

138,543 sq ft available for pre-let

Phase 3



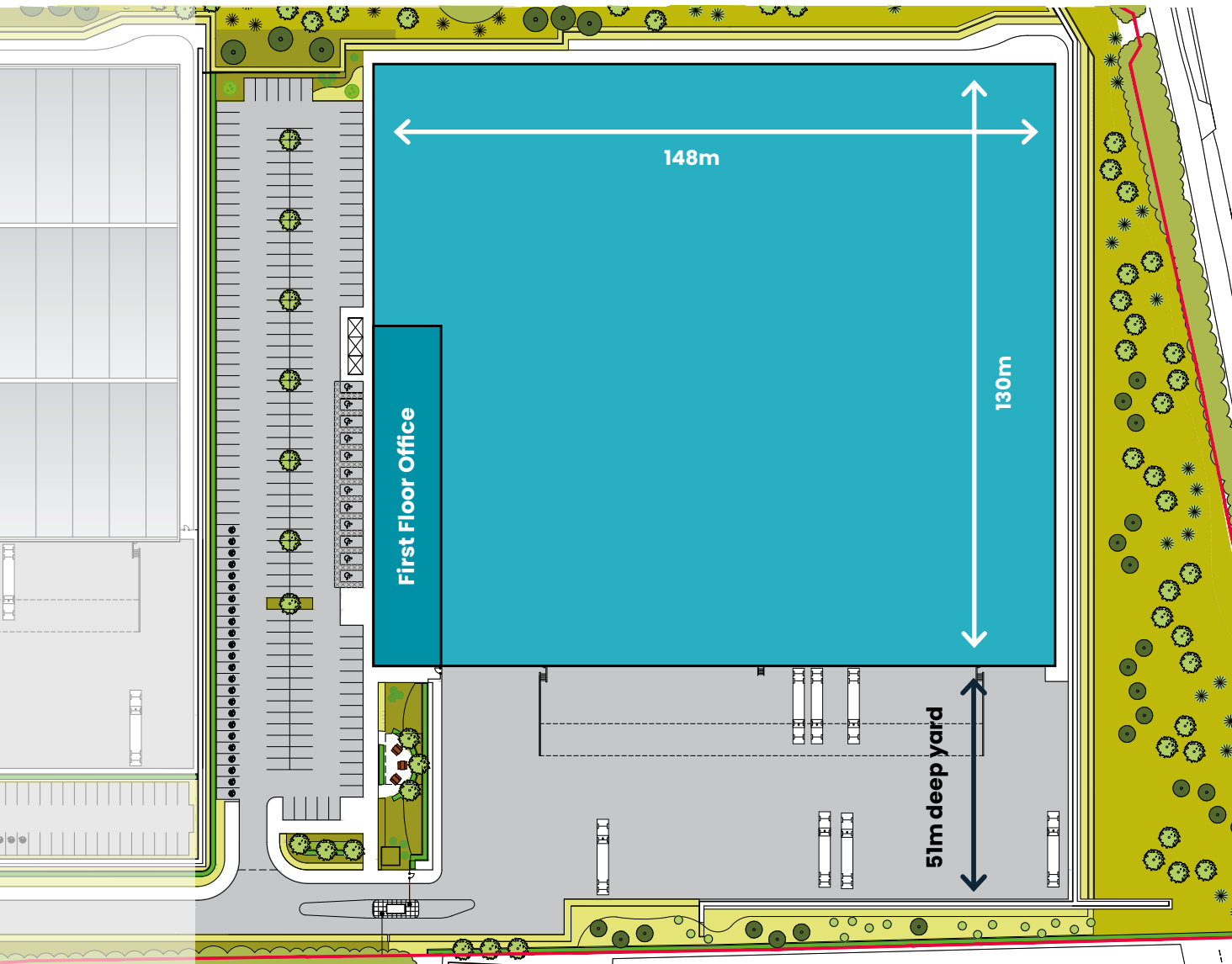
Unit 4

219,186 sq ft available for pre-let

Phase 2

	Sq m	Sq ft
Ground	19,304	207,787
First	1,059	11,399
Total	20,363	219,186

Approx. GEA areas.



2 electric level loading doors



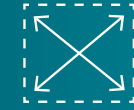
15m clear eaves height



22 dock loading doors



Floor loading 50kN sq m



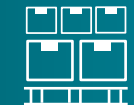
51m deep secure yard



First floor grade A fitted offices



High quality exterior finish



Pallet capacity of 44,661



1.2 MVA power supply (upgrade available)



PV roof panels



Shell mezzanine to all units



Fibre broadband



Male & Female Toilets



227 car parking spaces



Showers



B2, B8 planning use classes



Double glazed windows with anti-glare



Steel insulated roof with 15% roof lights

Unit 3

Unit 4

Click to review each unit in more detail

Unit 4

219,186 sq ft available for pre-let

Phase 2



Sustainability

Logistics City Andover is market leading in terms of environmental credentials, ensuring our developments and the materials used are sustainable.

From the initial design through to the final completion, our units are built with sustainable materials and energy efficient features, ensuring a lower environmental impact as well as reduced end-user Costs.



Targeting
BREEAM rating
Excellent



Energy efficient
LED lighting



Cycle facilities
provided



Soft
landscaping



Target EPC
Rating - A



Fresh air
ventilation



Sustainable
construction
materials



Life Cycle
Analysis (LCA)



PV roof panels &
15% roof lights



Electric vehicle
charging



Highly efficient
building,
reducing costs



**Built for
efficiency**



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

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.

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) along with several larger occupiers such as Twinning's, Vitacress, Able & Cole and Howard Tennes.

Planning

Full detailed consent has been granted for 452,439 sq ft (42,033 sq m) of B2 and B8 uses.

Rent

On application.

Legal Costs

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



SatNav

Walworth Business Park,
Walworth Rd, Andover,
Hampshire
SP10 5LH

what3words
/// library.redouble.roaming

Travel Times

HGV (Drive Times)

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

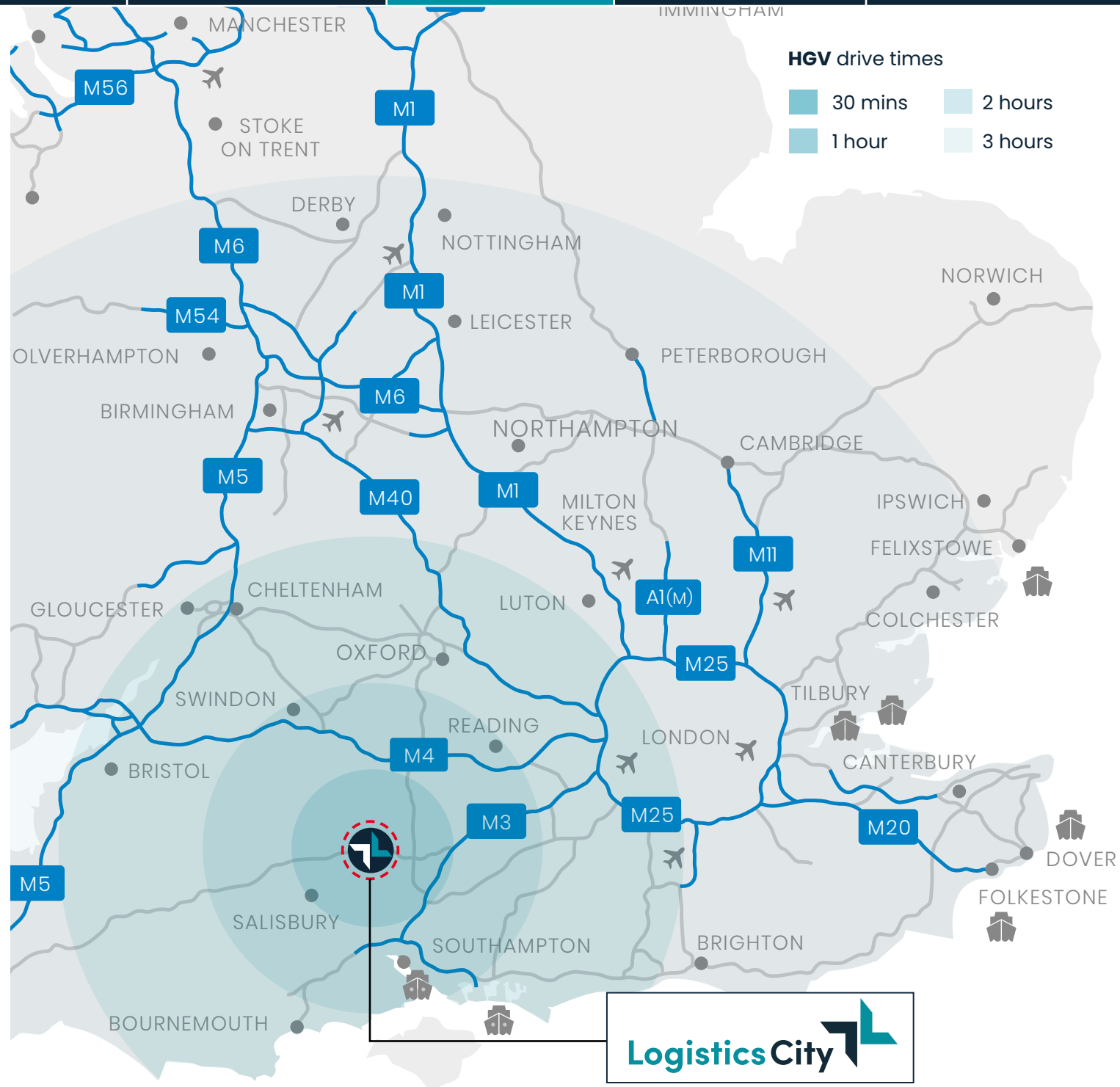
Ports

Port of Southampton	30	53 mins
Portsmouth Docks	48	1 hrs 10 mins

Airports (by HGV)

Gatwick	44	1 hr 02 mins
Heathrow	58	1 hr 32 mins
Southampton	39	53 mins

*All figures are approximate values based off Google maps and may include tolls and restricted roads. Figures based off the fastest route suggested.



Access, workforce and opportunity



Drive time

25 minutes

45 minutes



Logistics City Andover

Is well positioned to support defence industry businesses, many of which are located within the catchment area.



The South-East region

Has the highest Ministry of Defence direct expenditure in the UK at £7.1 Billion (25% of UK) with some 38,700 associated direct jobs.



Aerospace Defence and Space Group (ADS)

The UK's defence industry trade body, has 143 member locations in Hampshire. The highest of any county outside of London.



The logistics sector makes up over 5% of total employment

in the catchment area, higher than the regional average.

Catchment Population/Growth to 2030

Trade Area	Population	Households	Growth 2024-30%
25 minutes	344,000	141,000	3.3%
45 minutes	1,812,000	745,000	2.9%

Catchment Socio-Economic Group

Trade Area	Higher Earning Occupations	Transport & Storage Jobs	Index (Hampshire = 100)
25 minutes	65%	8,500	108%
45 minutes	64%	45,500	105%



Daily traffic count (within Walworth BP)

7,326



Daily traffic count (adjacent to A3093)

16,891



Test Valley Active Businesses

5,895



Test Valley Employment Rate (16-64 years)

85.9%

(GB average 76.6%)



CGI: Logistics City, Andover

**020 7493 4933**

jll.co.uk/property

Melinda Crosse: melinda.cross@jll.com

t: 07748 267748

Oliver Hockleye: oliver.hockley@jll.com

t: 07704 687459

**Lambert
Smith
Hampton****023 8033 0041**www.lsh.co.uk**Dan Rawlings**e: drawlings@lsh.co.uk

t: 07702 809192

Luke Morte: lmort@lsh.co.uk

t: 07591 384236

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed and nor do they form part of any contract or warranty. All dimensions, distances and floor areas are approximate and are given for guidance purposes only (July 2026).