

PLOT 9 ANDOVER BUSINESS PARK



21,280, 33,045 & 39,340 SQ FT



A303 | SP11 8BF



TO LET / FOR SALE

YOUR NEXT MOVE



Andover Business Park provides cost-effective logistics space to serve the south east and west of the UK.

Home to businesses including the Co-operative Group, Westcoast, Stannah and Rich Products, benefit from direct access to the A303 and fast links to the A34, M3 and wider national motorway network.



Completed infrastructure



Detailed planning consent for speed of delivery



400 kVA secured (ability to apply for more)



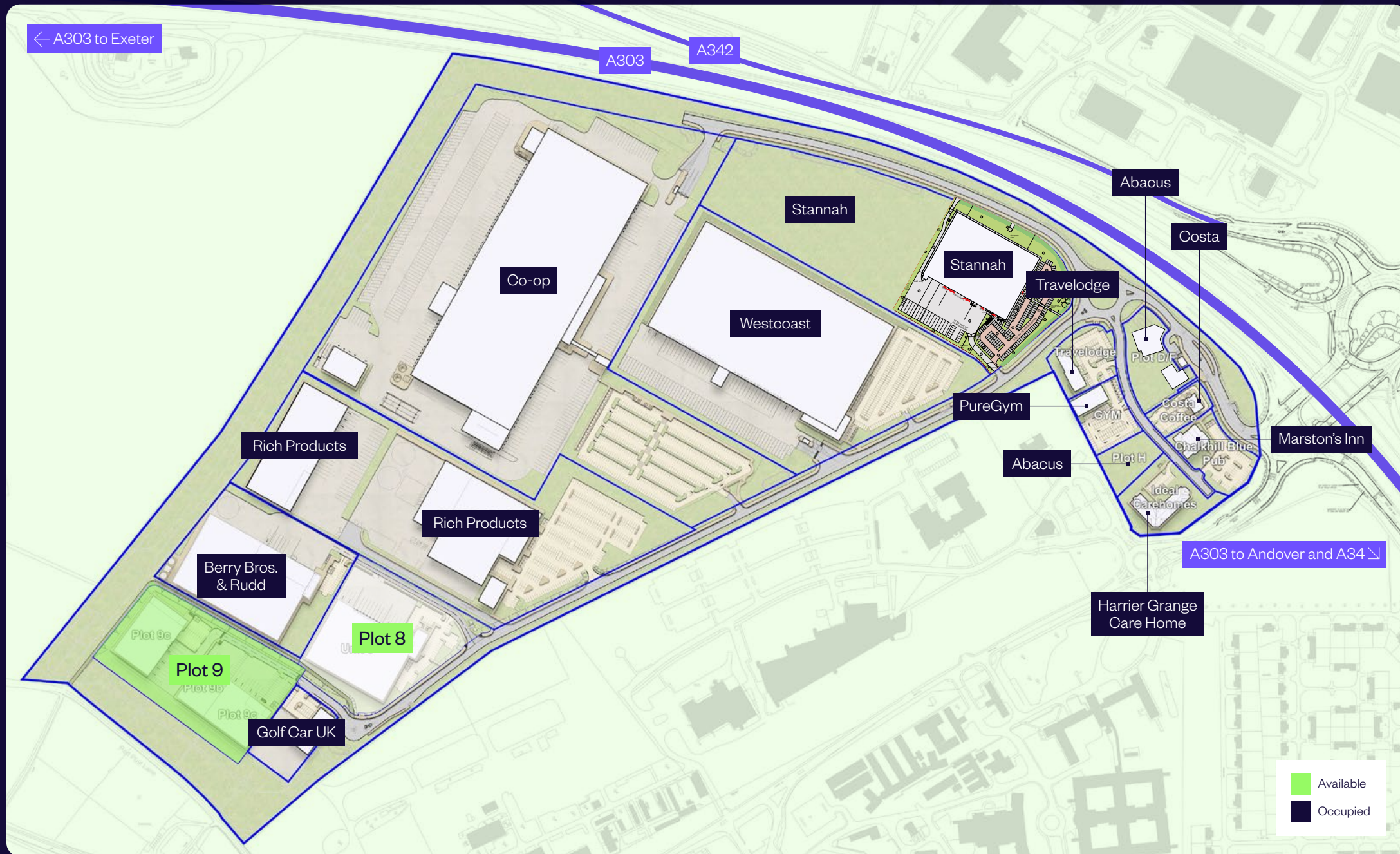
Available to let / for sale on a freehold basis



Pub / hotel / coffee shop and gym on site

MASTERPLAN

Two final plots remain, ready for immediate development.



SPECIFICATION

Suitable for B1c, B2 and B8 use, Plot 9 can accommodate three units of 21,280 sq ft, 33,045 sq ft and 39,340 sq ft delivered to the following specifications:

UNIT 9A

	sq ft	sq m
Warehouse	26,393	2,452
Ground floor core	775	72
Undercroft	1,227	114
First floor offices	3,832	356
Plant deck	818	76
TOTAL	33,045	3,070



10m clear internal height



38m yard depth



4 level access doors



37 car parking spaces (including 2 accessible), with the potential for a further 27 spaces to meet customers' bespoke requirements

UNIT 9B

	sq ft	sq m
Warehouse	17,201	1,598
Ground floor cores	753	70
First floor mezzanine office	2,928	272
Plant deck	398	37
TOTAL	21,280	1,977



10m clear internal height



32m yard depth



3 level access doors



19 car parking spaces (including 1 accessible), with the potential for a further 24 spaces to meet customers' bespoke requirements

UNIT 9C

	sq ft	sq m
Warehouse	31,205	2,899
First floor mezzanine office	3,790	352
Ground floor cores and undercroft	3,980	370
Plant deck	365	34
TOTAL	39,340	3,655



10m clear internal height



35m yard depth



3 level access doors



2 dock loading doors



40 car parking spaces (including 2 accessible), with the potential for a further 34 spaces to meet customers' bespoke requirements



- Warehouse space
- Office space

Zone 5b

Infrastructure road
0.08 ha / 0.21 ac

Unit 6

Unit 9C
39,340 sq ft

Unit 9B
21,280 sq ft

Unit 9A
33,045 sq ft

A GREAT PLACE TO DO BUSINESS



POPULATION

50,887
60,000

Current
Andover population
Projected Andover
population (2032)

Source: ONS and Test Valley Borough Council



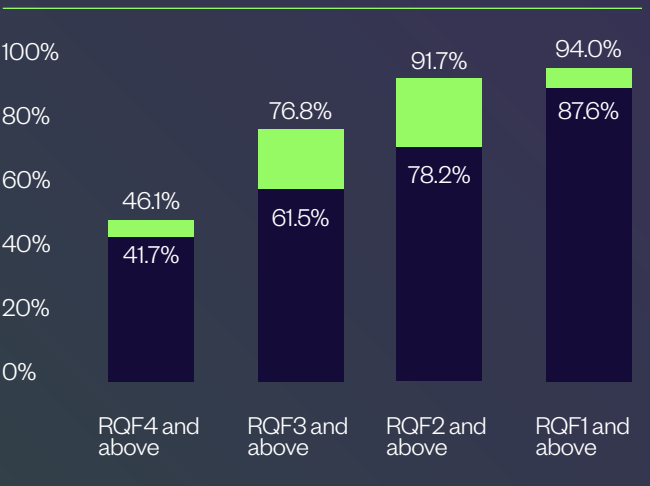
COMPETITIVE WORKFORCE GROSS WEEKLY EARNINGS

£750.60
£779.20

Andover /
Test Valley
South East



WORKFORCE SKILLS



TEST VALLEY MARKET

131,158
65,000

Population
Economically active





AMENITIES AND SERVICES

The well-established business park benefits from excellent on-site amenities including a gym, hotel and food and beverage outlets.



COSTA CAFE



MARSTON'S INN



TRAVELODGE



PUREGYM

PARK MANAGEMENT

A dedicated Park Management office provides on-site security, while the Park's active Travel Plan offers customers greater travel choice and improved access to sustainable transport options.



BE IN GOOD COMPANY



GOLF CAR UK

BERRY BROS. & RUDD

RICH PRODUCTS

WESTCOAST

CO-OP

STANNAH

A303

STANNAH

PUREGYM

TRAVELODGE

PIONEER ROAD

ABACUS

LOCATION

With direct access to the A303, linking London and the West Country and less than nine miles from the A34, Andover Business Park is perfectly located for logistics and distribution use.

ROAD

A303	0.5 miles
A34	9 miles
M3 (J8)	16 miles
M4 (J13)	29 miles
M25 (J12)	47 miles
Oxford	53 miles
Bristol	68 miles
Central London	72 miles

AIRPORTS AND PORTS

Southampton Airport	30 miles
Portsmouth International Port	48 miles
London Heathrow Airport	58 miles
London Gatwick Airport	81 miles

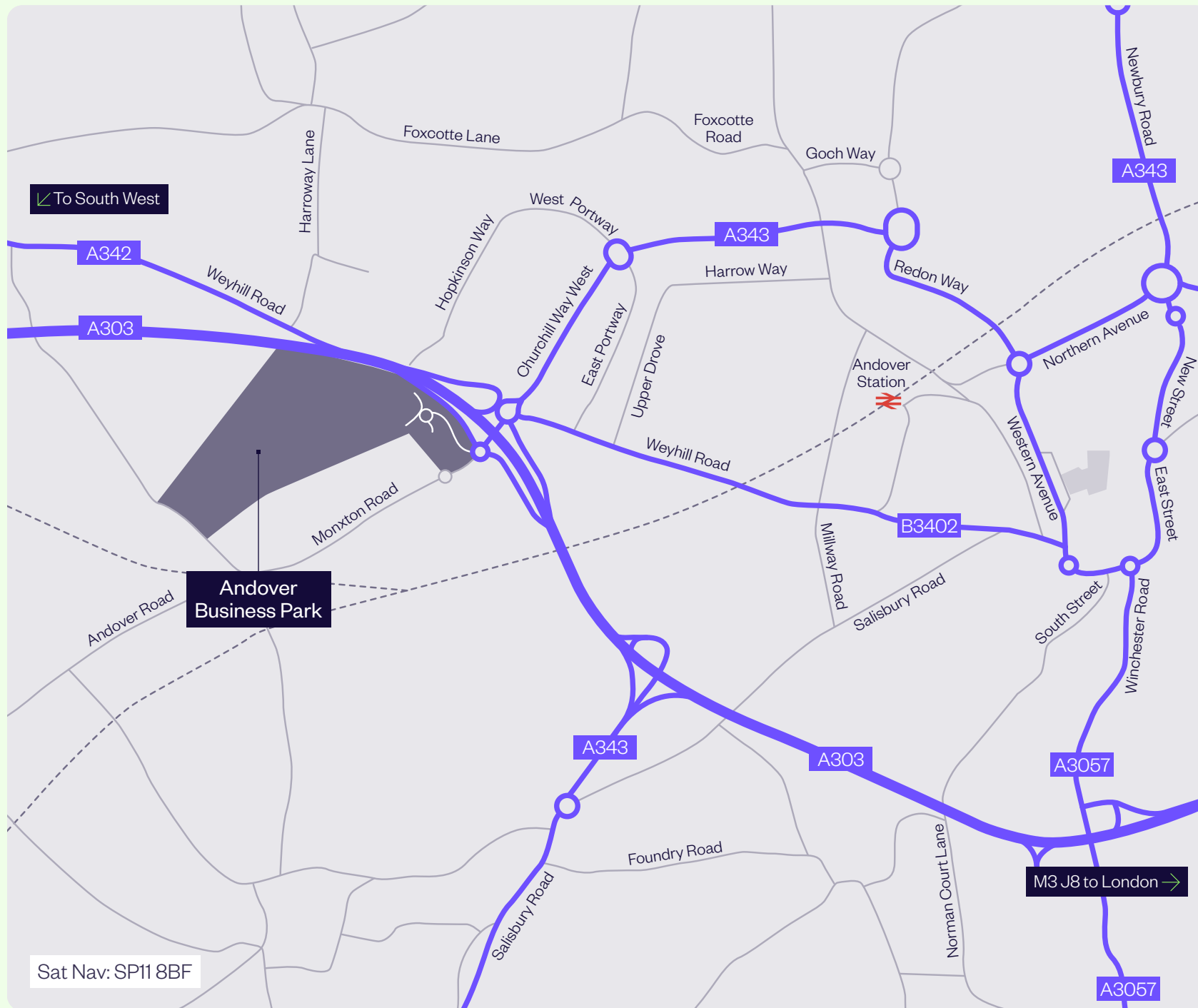
Source: maps.google.co.uk



ACCESS

Andover town centre is accessible within a five-minute drive, with pedestrian and cycle routes also linking the business park to the town.

Andover railway station is less than 1.5 miles from the park and provides a direct fast rail link to central London, with a journey time of just over an hour.



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