

PLOT 8 ANDOVER

82,810 SQ FT



BUSINESS PARK

TO LET / FOR SALE | A303, SP11 8BF

YOUR NEXT MOVE

Whether you're looking for a regional distribution hub or a high quality manufacturing facility, Andover Business Park provides cost-effective industrial and logistics space ready for immediate delivery.

With just two plots remaining, benefit from:

- Completed infrastructure
- Detailed planning consent for speed of delivery
- 30-week construction programme
- Available to let / for sale on a freehold basis
- Excellent on-site amenities



VIEW FROM ABOVE



Benefit from direct access to the A303 and fast links to the A34, M3 and the wider national motorway network, providing excellent coverage for both the south east and south west of the UK.



A303

Co-op

Stannah

Westcoast

Rich Products

Rich Products expansion

Plot 8

Berry Bros. & Rudd

Golf Car UK







Plot 9

SPECIFICATION

Rich Products

Plot 8 has detailed planning consent for 82,810 sq ft of industrial / distribution space. This can be delivered within 48-weeks, based on a 30-week construction programme:

Schedule of accommodation	sq ft	sq m
Warehouse	72,600	6,744
Three storey office	9,600	891
Plant deck	550	51
TOTAL	82,810	7,692

-  12.5m clear internal height
-  40m yard depth
-  8 loading docks
-  4 level access doors
-  85 car parking spaces
-  20 cycle spaces

 Warehouse space
 Office space



Golf Car UK

A GREAT PLACE TO DO BUSINESS



GROSS WEEKLY EARNINGS

£741.60

Andover / Test Valley

£775.80

South East

POPULATION

50,100

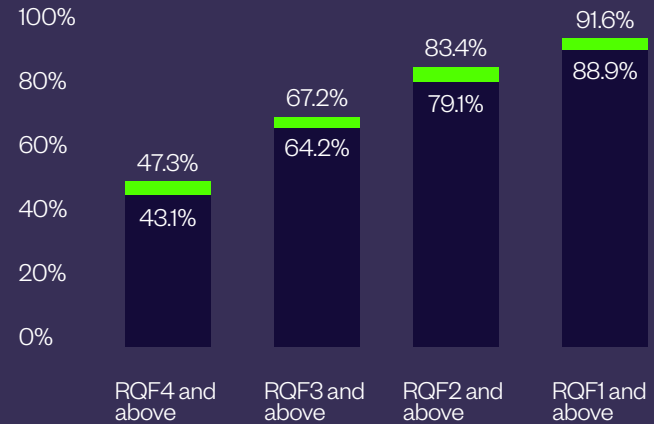
Current Andover population

60,000

Projected Andover population (2032)

WORKFORCE SKILLS

Test Valley Great Britain



TEST VALLEY MARKET

131,158

Population

65,000

Economically active

BE IN GOOD COMPANY

Customers who already call Andover Business Park home:

BERRY BROS. & RUDD

Home to one of the largest fine wine storage facilities for private clients in Europe, with the capacity to store more than 14 million bottles.



CO-OP

The bespoke 468,000 sq ft warehouse acts as the Co-op's regional distribution centre, designed to serve its stores across the south of England.



STANNAH

A state-of-the-art manufacturing facility to boost production capacity and provide future expansion space.



WESTCOAST

The storage and fulfillment centre enables the efficient distribution of IT equipment across the UK.



RICH PRODUCTS

A bakery centre of excellence, consolidating Rich Products' UK manufacturing sites and incorporating the latest technology and automated production lines to increase efficiency.



AMENITIES ON YOUR DOORSTEP



TRAVELODGE



COSTA



CHALKHILL BLUE



PUREGYM

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

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.

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

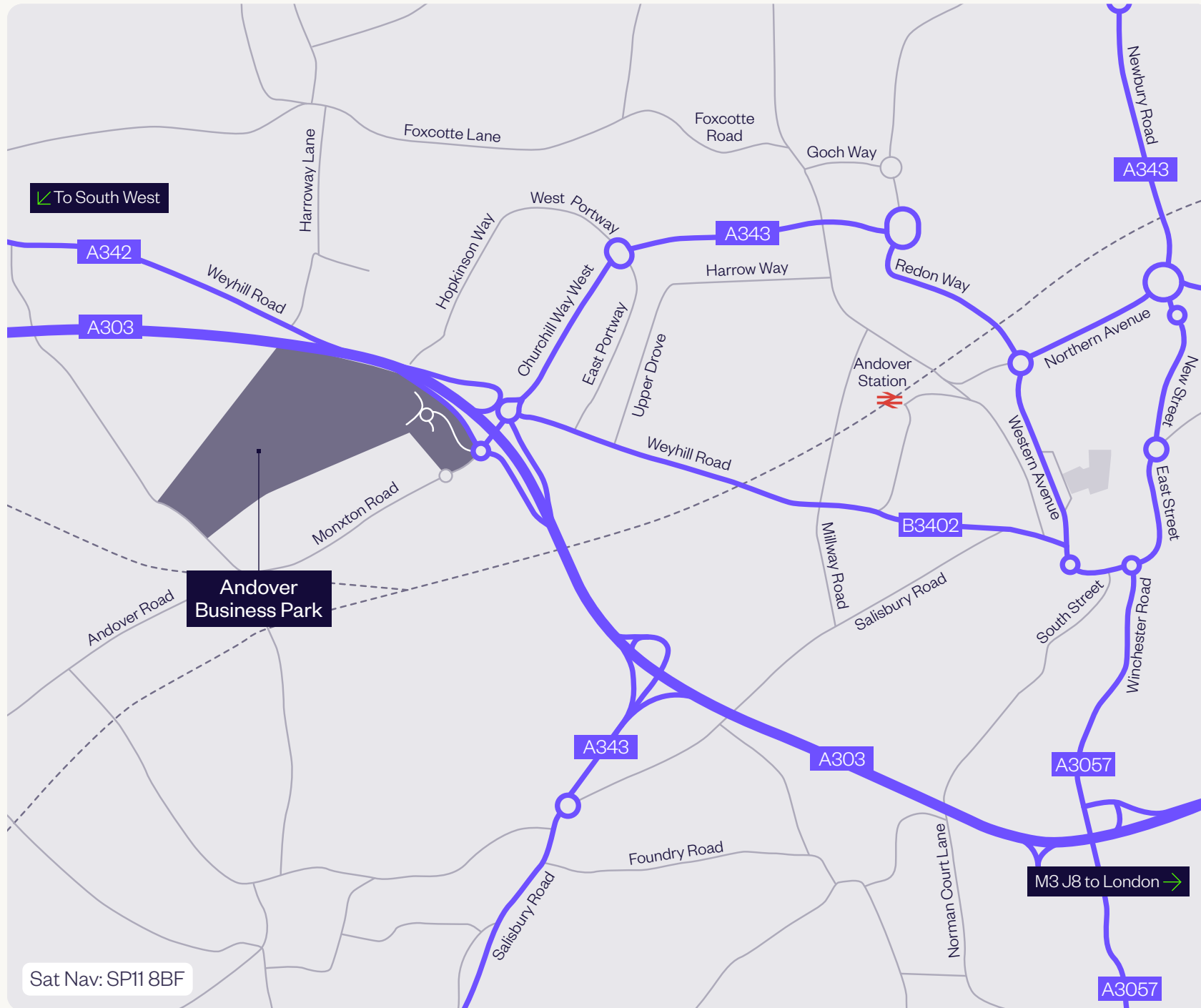
Source: maps.google.co.uk



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.



↙ To South West

Andover Business Park

Sat Nav: SP11 8BF

M3 J8 to London →

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