

LAST
REMAINING
UNIT



A New Trade Counter and Warehouse Development
Unit 3 - 3,258 sq ft remaining To Let

GLENMORE TRADE PARK
GREENWICH WAY | ANDOVER | HAMPSHIRE SP10 4EY

Computer generated image of Glenmore Trade Park

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Fronting Newbury Road and close to the Andover Ring Road, Glenmore Trade Park comprises 8 trade counter/industrial units situated in a prominent position adjacent to the busy roadside. The new buildings have been constructed to the very highest industry standards offering high quality, secure premises on an attractive, landscaped estate.

The new development is situated within walking distance of Tesco and Sainsbury supermarkets and Enham Arch Retail Park, where occupiers include Halfords, Homebase, Next, Electronics, Wickes, The Range and KFC.

Also in close proximity is Churchill Way Retail Park, which accommodates national retailers such as TK Maxx, Currys Digital and Carpet Right.

The scheme has already proved very popular, with Block B let to **Topps Tiles**, **Magnet Kitchens**, **Magnet Trade** and **Formula One Auto Centres**.

Four of the units in Block A are now let to **Motor Parts Direct**, **GSF Car Parts**, **Jaylux** and **Rob Pond Plumbing**, leaving a single unit remaining available of **3,258 sq ft (303 sq m)**.

- 37 kN/m² ground floor loading capacity
- 8m eaves height
- 3 phase power
- Sectional roller shutter doors
- 10% rooflight panels
- Ready for occupation



Units 6-8



Units 5 - 1



ACCOMMODATION

Unit 1	Block A	Let to GSF Car Parts	
Unit 2	Block A	Let to Rob Pond Plumbing	
Unit 3	Block A	303 sq m	3,258 sq ft
Unit 4	Block A	Let to Motor Parts Direct	
Unit 5	Block A	Let to Jaylux	
Unit 6	Block B	Let to Formula One Auto Centres	
Unit 7	Block B	Let to Magnet Kitchens and Magnet Trade	
Unit 8	Block B	Let to Topps Tiles	

Tenure

New full repairing and insuring leases will be granted for a term by agreement subject to periodic rent reviews.

Rent

Upon application.

Service Charge

There will be a service charge for the maintenance and upkeep of the common areas of the estate.

VAT

VAT will be payable on the rent and service charge.

Services

Mains services including water, gas, electricity (3-phase), telecoms and drainage will be connected to each unit.

Planning

Planning consent has been granted under Ref. No. 16/00929/FULLN for B1 (c), B2 or B8 uses with ancillary trade counter.

Interested parties should satisfy themselves as to the suitability of their proposed use by contacting Test Valley Borough Council, Beech Hurst, Andover, Hampshire SP10 3AJ.

Block A permitted opening hours are:

07.30 - 18.00	Monday to Wednesday,
07.30 - 20.00	Thursday
07.30 - 18.00	Friday & Saturday
10.00 - 17.00	Sunday & Bank Holidays

Andover is an important commercial centre in north Hampshire. The A303 trunk road runs south of the town and links directly to the M3 at Junction 8, approximately 20 miles to the east, for London and the M25, and interconnects with the A34 dual carriageway running north from the M3 at Winchester; linking Newbury and Oxford to the M40. There is a direct main line railway connection to London Waterloo (approx. 70 mins).

Andover is experiencing a significant level of growth with the development of the Picket Twenty and Picket Piece residential schemes pushing the population well beyond 55,000 and the population of the Test Valley to over 116,000 (Source: 2011 census). Commercially, over 350,000 sq ft of speculative industrial development has taken place due to the demand for premises in the town and major local occupiers include Twinings, Ocado, Lloyds Banking Group, Le Creuset and the Co-op.



	Andover Town Centre	1 mile
	A303 Junction	2.7 miles
	M3 Motorway (via A303)	14 miles
	Salisbury	21 miles
	Winchester	16 miles
	Newbury	17 miles
	Central London	70 miles

 ANOTHER
GLENMORE
DEVELOPMENT
www.glenmore-group.co.uk

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