

# SECURE OPEN STORAGE LAND - BUILD TO SUIT ANDOVER BUSINESS PARK



Pioneer Road | Andover | SP11 8HT

## TO LET / FOR SALE



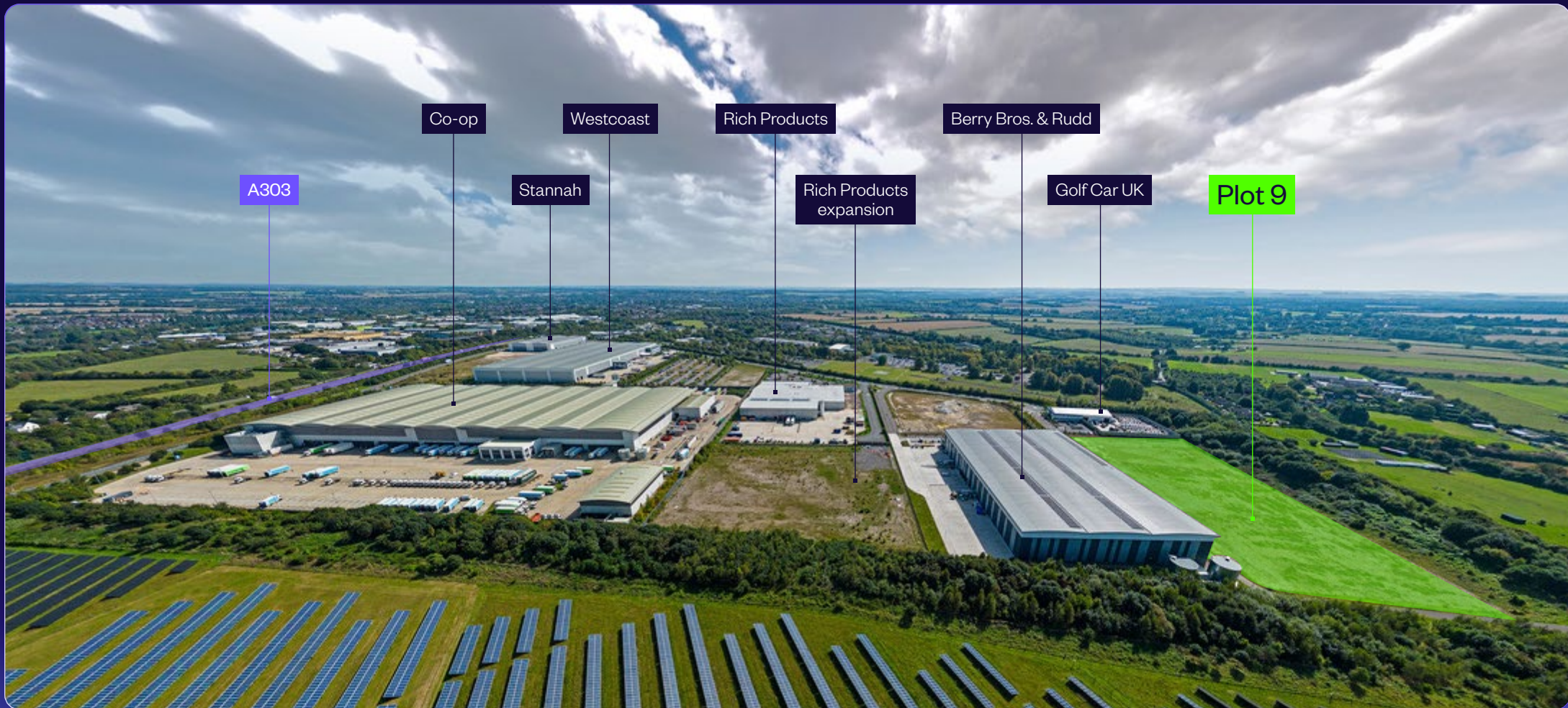
Plot 9 – 3.95 acres



Strategic location off the A303



Established business park setting



# INDICATIVE LAYOUT

Can be designed to suit your bespoke requirements.

- Concrete and hardcore surfaces
- Timber acoustic fencing and paladin fencing
- All services provided (including 350kVA)
- 110 car parking spaces
- 98 HGV parking spaces
- Site office



# LOCATION

Andover Business Park benefits from direct access to the A303 and fast links to the A34, M3 and the wider national motorway network, providing excellent connectivity to the south east and south west of the UK.



|                |           |
|----------------|-----------|
| 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  |



# CONTACT US



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