

PLOT 9

ANDOVER

21,280, 33,045 & 39,340 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.



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



Unit 6

A GREAT PLACE TO DO BUSINESS



GROSS WEEKLY EARNINGS

£741.60

Andover / Test Valley

£775.80

South East

POPULATION

50,100

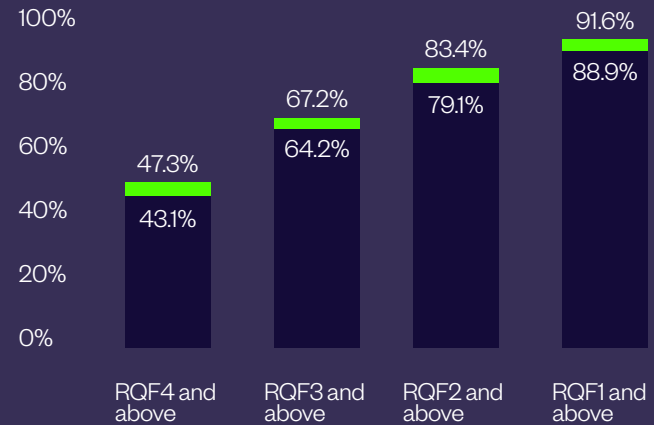
Current Andover population

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

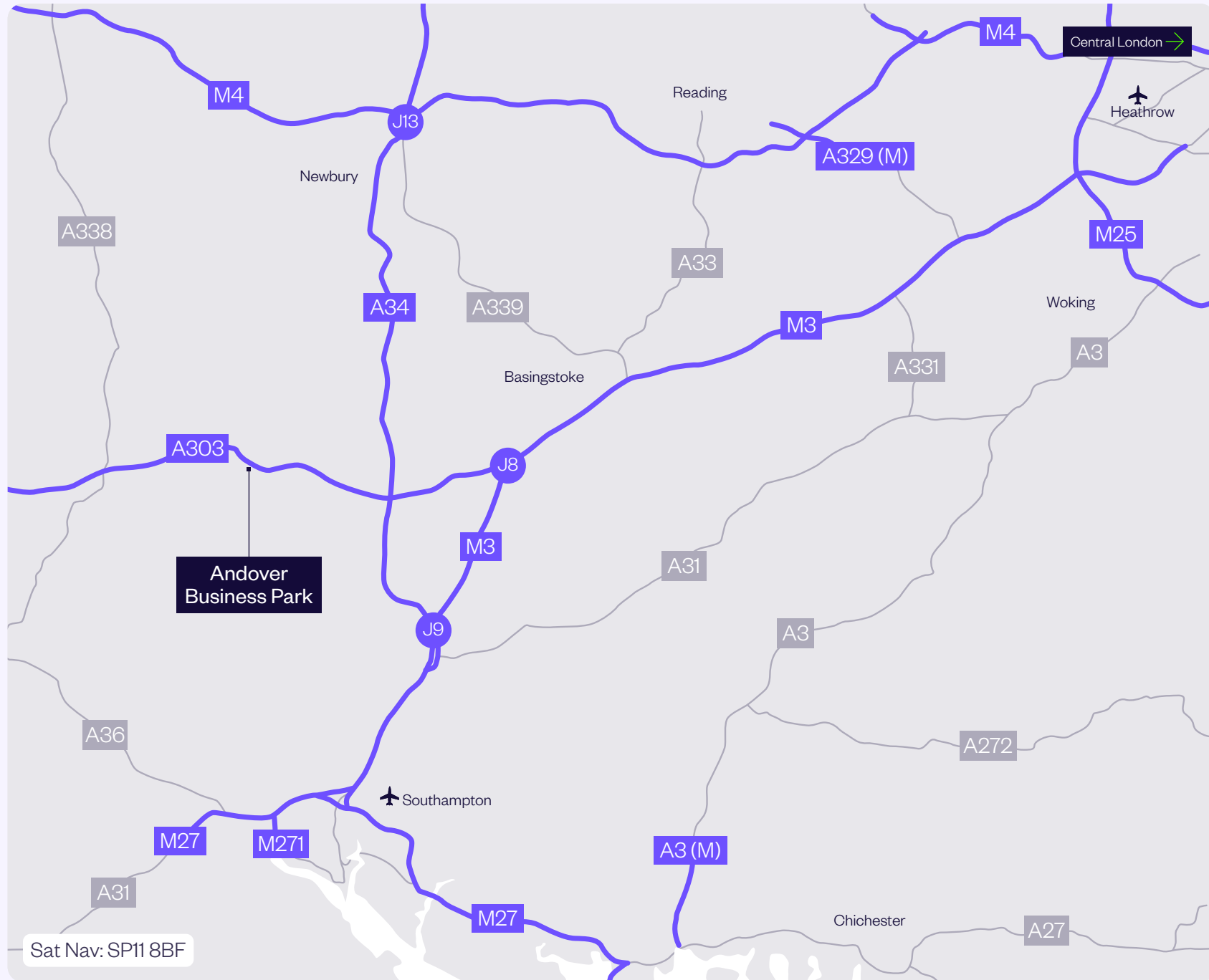
A303	0.5 miles
A34	9 miles
M3 (J8)	16 miles
M4 (J13)	29 miles
M25 (J12)	47 miles
Oxford	53 miles
Bristol	68 miles
Central London	72 miles



AIRPORTS AND PORTS

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

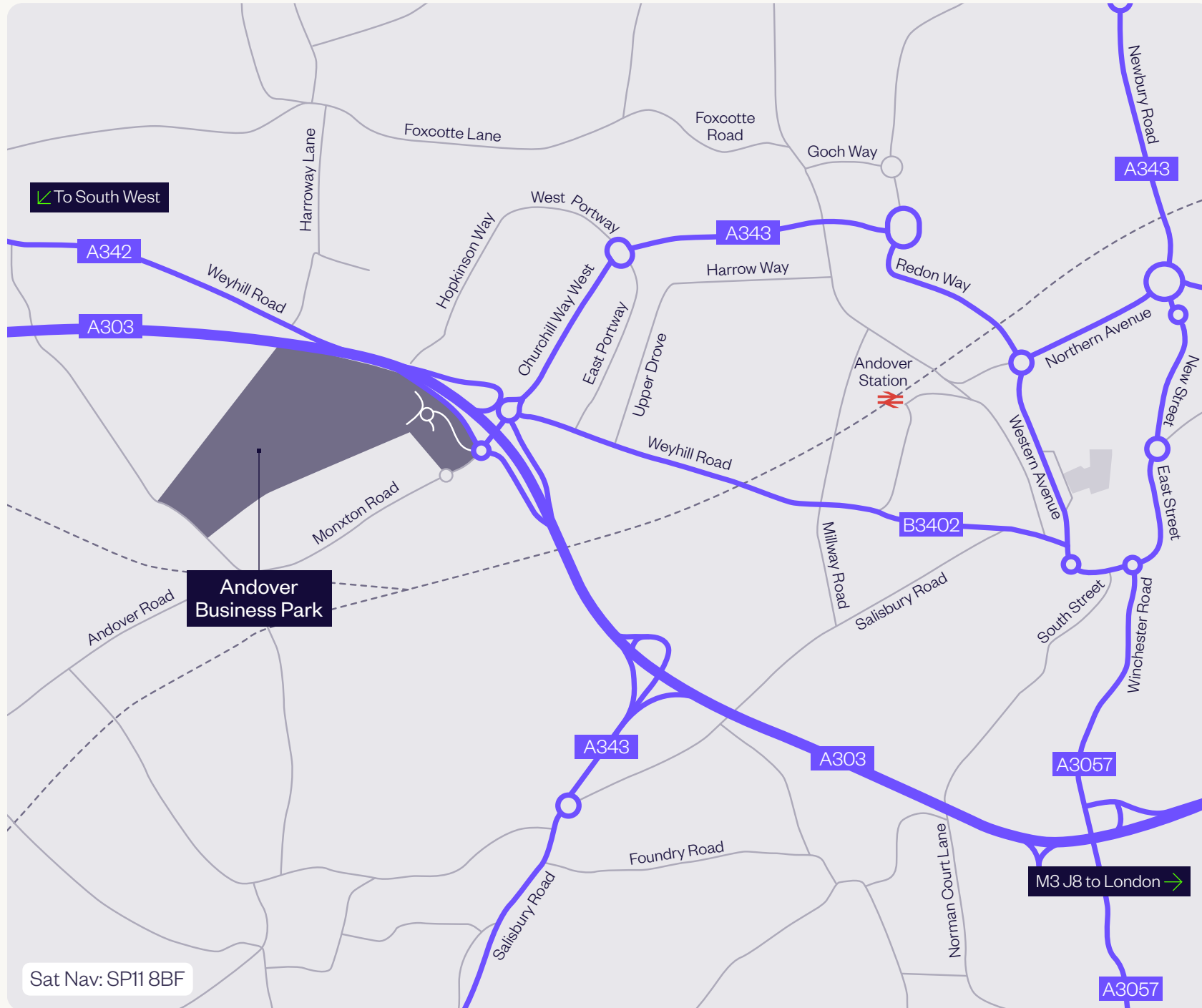
Source: maps.google.co.uk



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

CONTACT US



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