

# PLOT 81A

Walworth Business Park | Andover | Hampshire | SP10 5NP

**W** WALWORTH  
BUSINESS PARK

[www.walworthbusinesspark.co.uk](http://www.walworthbusinesspark.co.uk)



## LAND AVAILABLE

Prominent 0.76 Acre Site  
Suitable For Roadside Uses

Local Occupiers include:

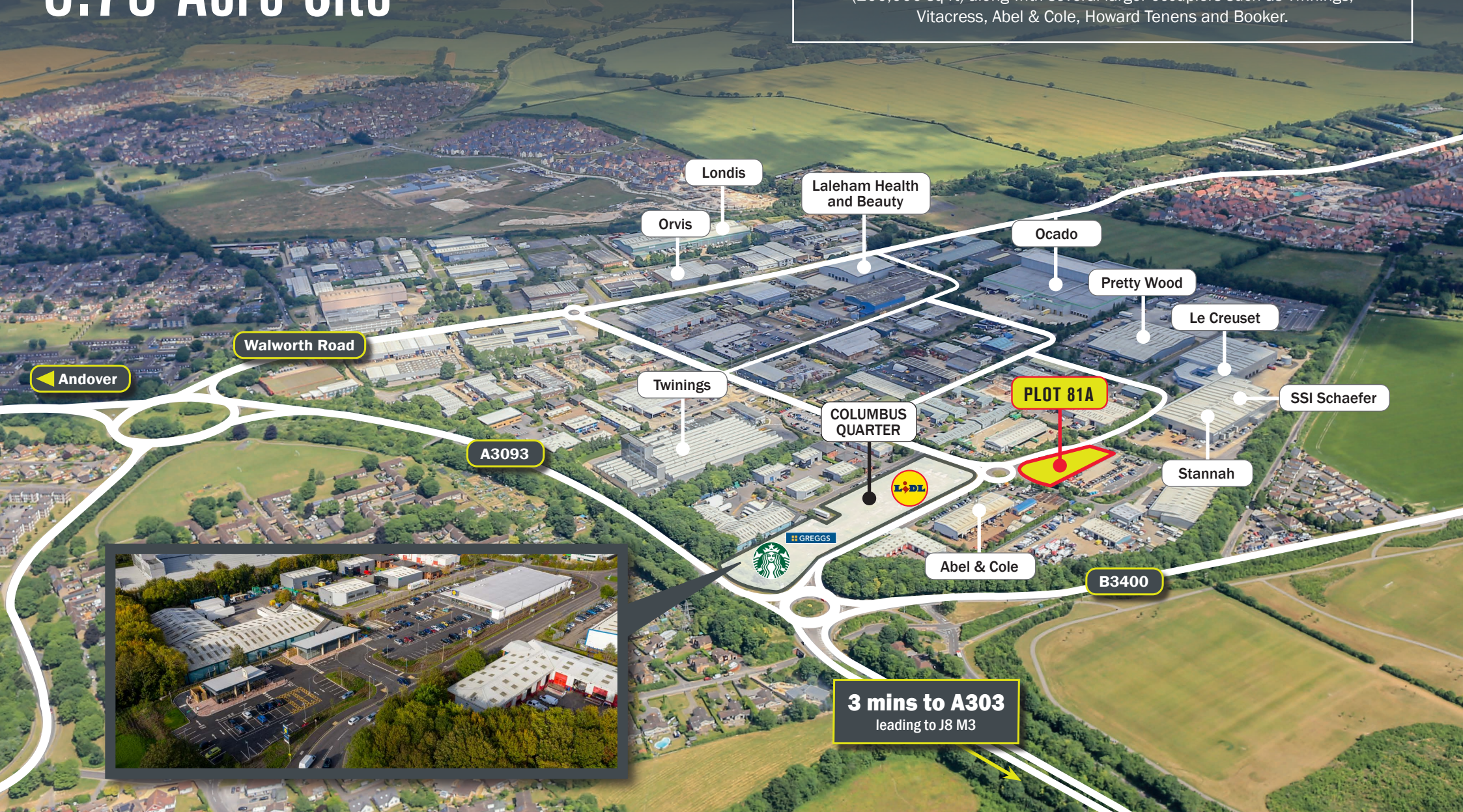


# PLOT 81A

## 0.76 Acre Site

Andover is a gateway location offering easy access to the west country, the South and to London via the A303 and A34 interchange.

It has been chosen as the location for regional distribution centres for the CO-OP (400,000 sq ft), Ocado (250,000 sq ft) and Rich products (200,000 sq ft) along with several larger occupiers such as Twinings, Vitacress, Abel & Cole, Howard Tenens and Booker.



**3 mins to A303**  
leading to J8 M3

# PLOT 81A

## Location

The town of Andover is situated in the county of Hampshire occupying a strategic location in central southern England. It is located on the A303 Trunk Road which links to the M3 and serves as one of the main routes from the Capital to the West Country. The A34, 11.3km (7 miles) to the east of Andover, connects the South Coast ports with the Midlands via the M40 to the north. Plot 81A is situated in a prominent position to the A3093, which connects Andover Town Centre and the A303. In 2016 there were an estimated c. 38,340 daily vehicle movements through the Columbus Way/Churchill Way roundabout fronting the site.

Currently undergoing a major rejuvenation and redevelopment programme, Walworth Business Park occupiers include Twinings, Le Creuset, Ocado, Abel & Cole, Booker and Tuffnells.

Columbus Quarter on site at Walworth Business Park is a development which delivered a Lidl, Greggs and Starbucks franchise coffee drive through.

## Rent

On application.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Approximate travel distances/times

Destination	Miles	Est Drive time
<b>A303</b>	0.5	3 mins
<b>M3 (J8)</b>	13	13 mins
<b>Basingstoke</b>	22	26 mins
<b>Southampton</b>	30	35 mins
<b>Portsmouth</b>	46	45 mins
<b>London/Heathrow/M25</b>	56	64 mins
<b>Midlands (M40)</b>	66	70 mins

Source: AA Travel Watch



Plot 81A | Andover | SP10 5NP



## Viewing and further information

**020 8759 4141**  
[jll.co.uk/property](http://jll.co.uk/property)

### Simon Woodruff

e: [simon.woodruff@eu.jll.com](mailto:simon.woodruff@eu.jll.com)  
 t: 07873 623292

### Shaun Rogerson

e: [shaun.rogerson@eu.jll.com](mailto:shaun.rogerson@eu.jll.com)  
 t: 07970 304392

**023 8033 0041**  
[www.lsh.co.uk](http://www.lsh.co.uk)

### Luke Mort

e: [lmort@lsh.co.uk](mailto:lmort@lsh.co.uk)  
 m: 07591 384236

### Dan Rawlings

e: [drawlings@lsh.co.uk](mailto:drawlings@lsh.co.uk)  
 m: 07702 809192

A joint development by:



This brochure and the descriptions and measurements contained herein do not form part of a contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. March 2022.