



WALWORTH
BUSINESS PARK
www.walworthbusinesspark.co.uk

Blueprint Andover

Walworth Road | Walworth Business Park | Andover | Hampshire



Blueprint 2: 33,965 sq ft (3,155 sq m)

Blueprint 1: 27,580 sq ft (2,652 sq m)

Combined total: 61,545 sq ft (5,717 sq m)

FOR SALE / TO LET

Two new grade A industrial/warehouse units

**WORKS NOW
STARTED**

Blueprint Andover

Strategically Located New Development

- 1 Londis
- 2 Orvis
- 3 Ocado
- 4 Petty Wood
- 5 Le Creuset
- 6 Twinings of London
- 7 Abel and Cole
- 8 Laleham Health and Beauty

Blueprint

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

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.

Walworth
Road

To Andover
Town Centre

A343
to Newbury

Construction works are now underway to provide two new detached warehouse units with first floor fitted offices and self-contained secure yards.

B2 (general Industrial) and B8 (warehouse & distributions)

Specification

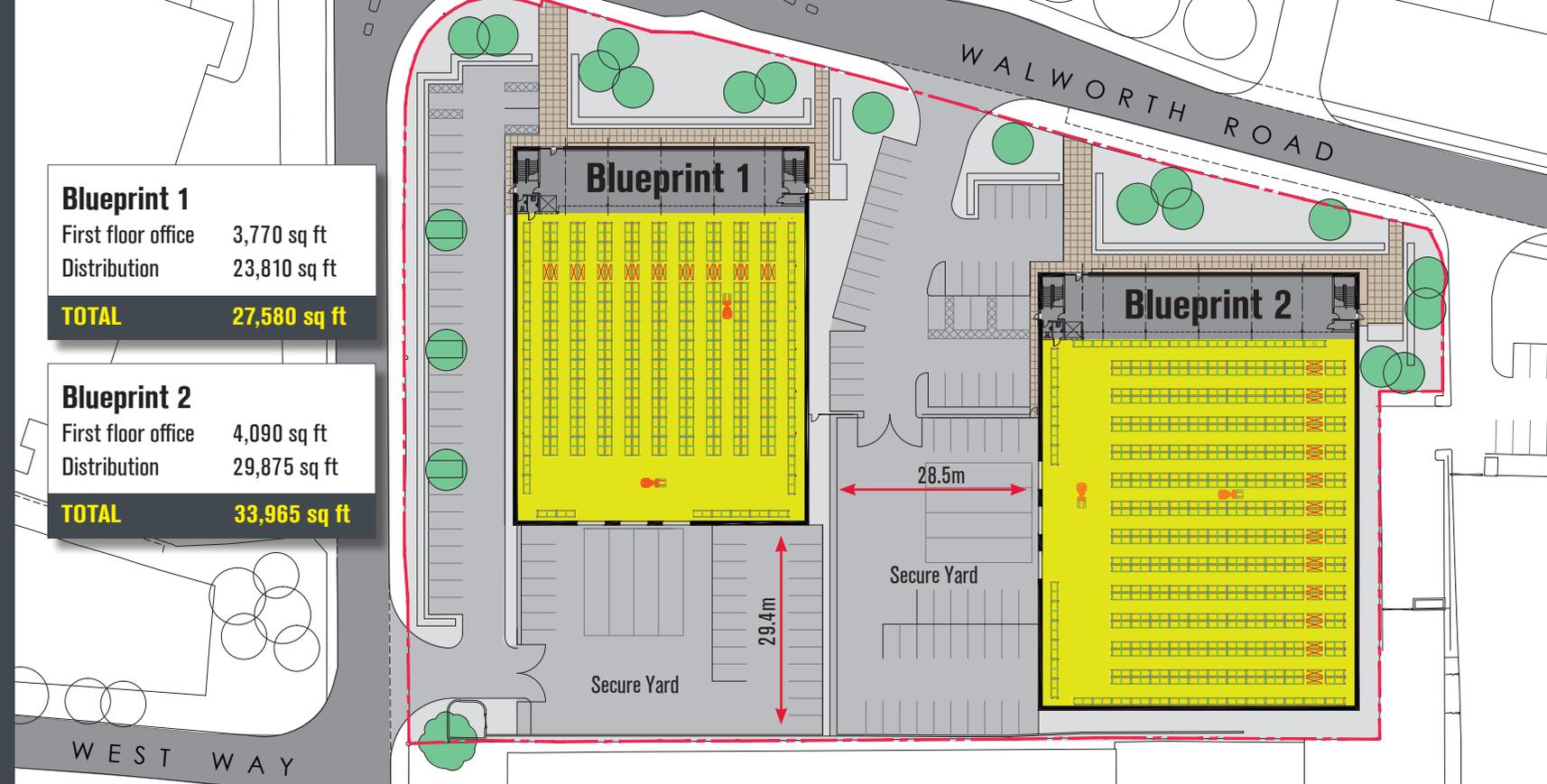
- 10 metres to the underside of haunch
- 3 electrically operated loading doors
- 50kN/m² floor loading
- Secure yards
- Fully fitted first floor office
- BREEAM very good
- Blueprint 1: 57 parking spaces
- Blueprint 2: 70 parking spaces

(B2 planning application option, shown right)

(Indicative racking layout shown right)

Blueprint 1	
First floor office	3,770 sq ft
Distribution	23,810 sq ft
TOTAL	27,580 sq ft

Blueprint 2	
First floor office	4,090 sq ft
Distribution	29,875 sq ft
TOTAL	33,965 sq ft



WALWORTH BUSINESS PARK

Location

Walworth Business Park lies adjacent to the A303 on the eastern side of Andover close to the town ring road. The business park is strategically located close to the M3 motorway as well as the A34 trunk road providing excellent road communications to London, the Midlands and the North, as well as Southampton and its busy port and international airport to the South.

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

Construction has commenced on Columbus Quarter for a retail development which will deliver a Lidl, Greggs and Starbucks franchise coffee drive through in June 2019.

Planning

Planning consent has been granted for a two unit scheme totalling 61,545 sq ft (5,718 sqm) of B2 and B8 uses.

Lease

The properties are offered on a full repairing and insuring lease for a term by arrangement subject to rent reviews in an upwards direction only at five yearly intervals.

Term

The properties are also offered for sale on the basis of a new 150 year lease, terms on application.

Price / Rent

On application.

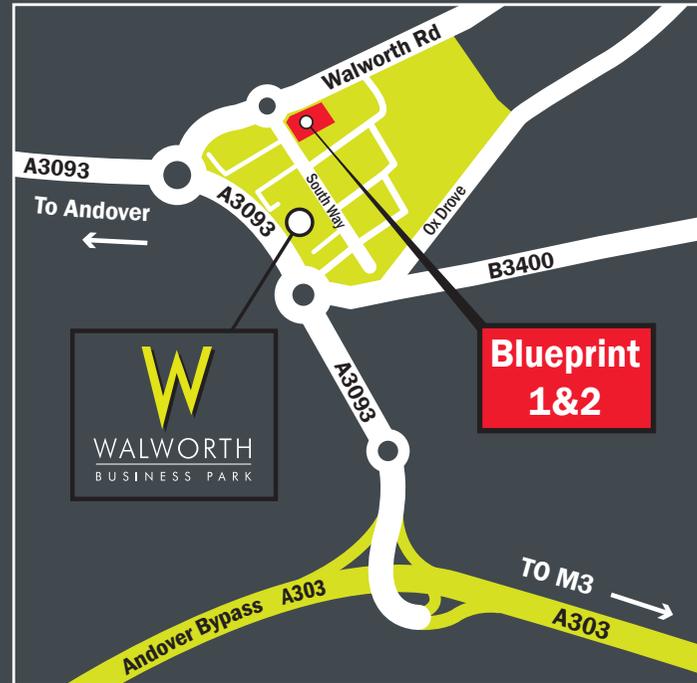
Legal Costs

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



Walworth Road | Walworth Business Park

Andover | Hampshire | SP10 5LH



Approximate travel distances/times

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

Source: AA Travel Watch

Viewing and further information

0238 023 2882
020 7493 4933
jll.co.uk/property

Shaun Rogerson London
e: shaun.rogerson@eu.jll.com
m: 07970 304392

023 8033 0041
www.lsh.co.uk

Luke Mort
e: lmort@lsh.co.uk
m: 07591 384236

Dan Rawlings
e: 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 2021.