

PLOT 8

ANDOVER BUSINESS PARK



82,810 SQ FT



SP11 8BF



TO LET / FOR SALE

Opportunity

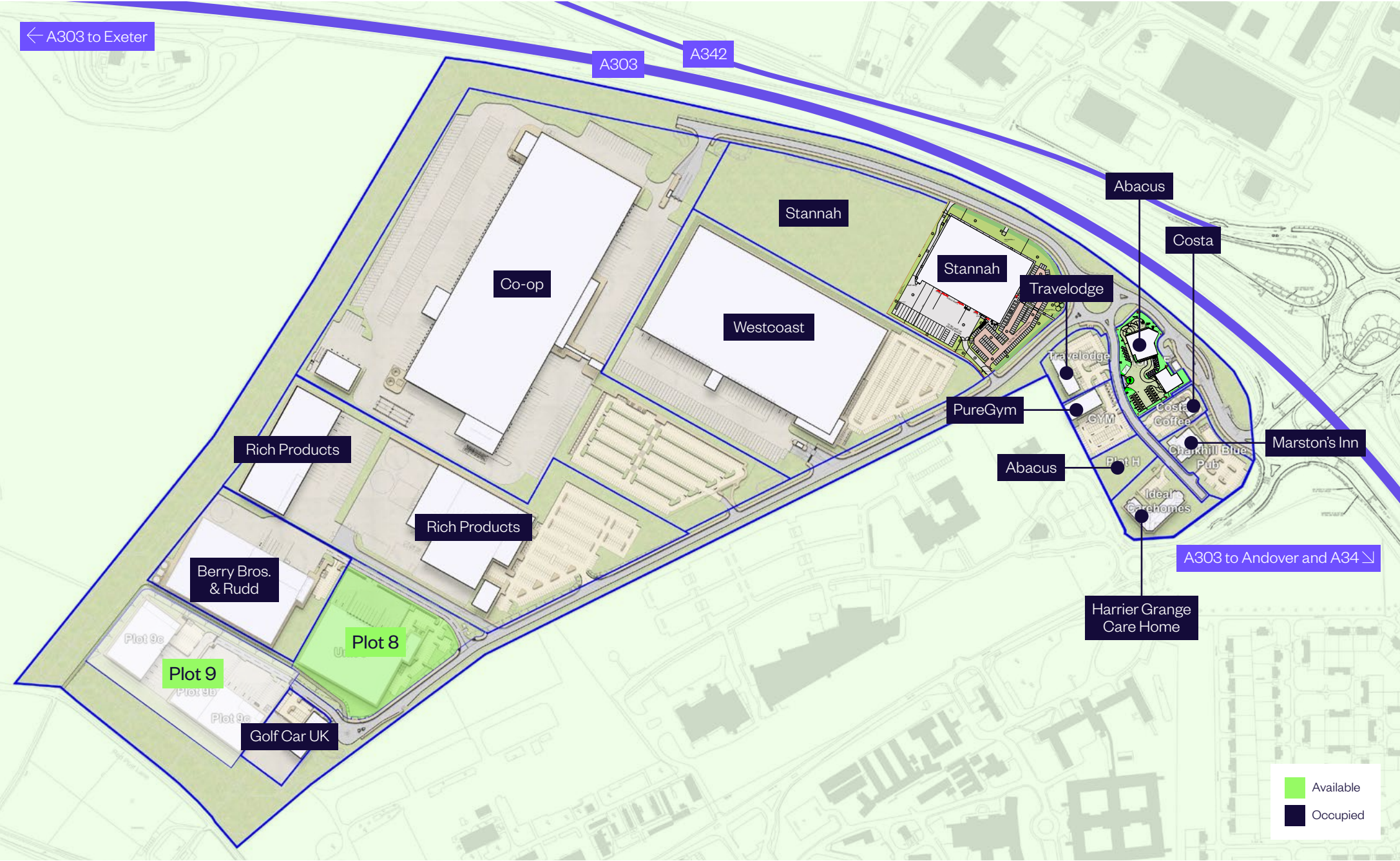
Located just two miles from Andover town centre, Andover Business Park is an established location for distribution and logistics, home to leading companies such as the Co-operative Group, Westcoast, Rich Products, Berry Bros. & Rudd and Golf Car UK.

With just two development plots now remaining, the fully-serviced site is ideally positioned to serve the south east and west of the UK, benefitting from direct access to the A303 and fast links to the A34, M3 and wider national motorway network.

-  Readily available skilled labour force
-  Direct access to the A303 dual carriageway
-  Completed infrastructure
-  Detailed planning consent
-  400 kVA secured (ability to apply for more)
-  Available to let / for sale on a freehold basis
-  Pub / hotel / coffee shop and leisure services



MASTERPLAN



SPECIFICATION

Plot 8 can accommodate 82,810 sq ft of industrial / distribution space delivered to the following specification.

Schedule of accommodation	sq ft	sq m
Warehouse	72,600	6,744
Three storey office	9,600	891
Plant deck	550	51
TOTAL	82,810	7,692

 12.5m clear internal height

 40m yard depth

 8 loading docks

 4 level access doors

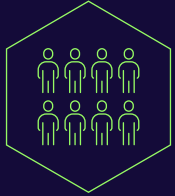
 85 car parking spaces

 20 cycle spaces

 Warehouse space
 Office space



A great place to do business



POPULATION

50,887

Current Andover population

60,000

Projected Andover population (2032)

Source: ONS



COMPETITIVE WORKFORCE GROSS WEEKLY EARNINGS

£634

Andover / Test Valley

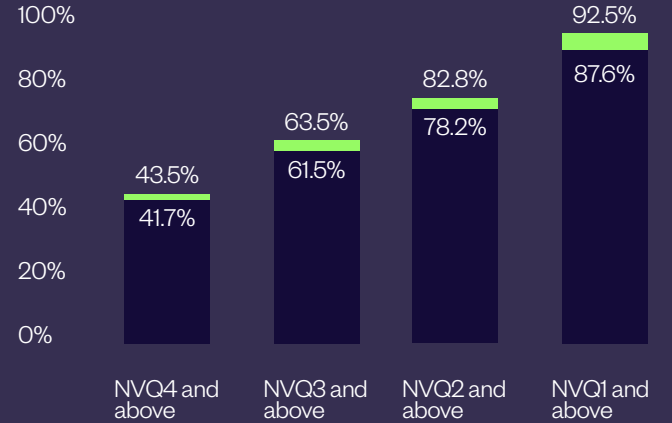
£660

South East



WORKFORCE SKILLS

Test Valley Great Britain



TEST VALLEY MARKET

127,000

Population

64,700

Employed

75,400

Labour force



AMENITIES AND SERVICES



The well-established mixed-use development provides a number of leisure and food and beverage options, offering excellent on-site amenities to customers and employees.

These include:

-  Costa cafe and drive-thru
-  Marston's Inn
-  Travelodge
-  PureGym

SERVICES

A dedicated Park Management and Marketing Office provides surveillance and on-site security, while the Park's active Travel Plan offers customers greater travel choice and improved access to sustainable transport options.



LNT Group



Costa Coffee



Travelodge



Marston's Pub

BE IN GOOD COMPANY



Golf Car UK

Berry Bros. & Rudd

Westcoast

Co-op

Rich Products

Stannah

A303

Stannah

PureGym

Travelodge

Pioneer Road

Abacus

LOCATION

With direct access to the A303 trunk road, which links London and the West Country and less than nine miles from the A34, Andover Business Park is perfectly located for logistics/distribution use.

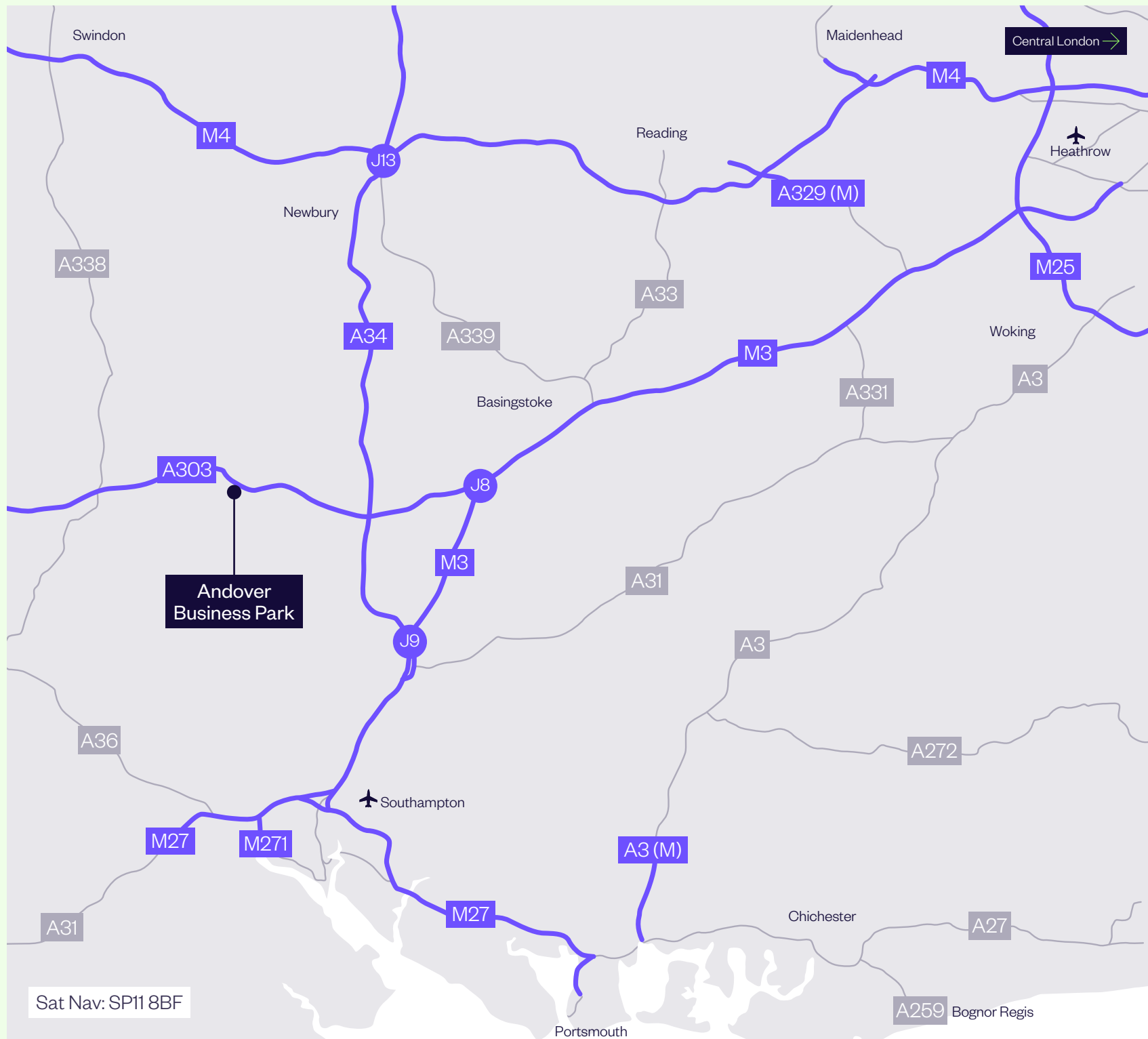
ROAD

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	31 miles
Portsmouth	48 miles
London Heathrow Airport	58 miles
London Gatwick Airport	81 miles

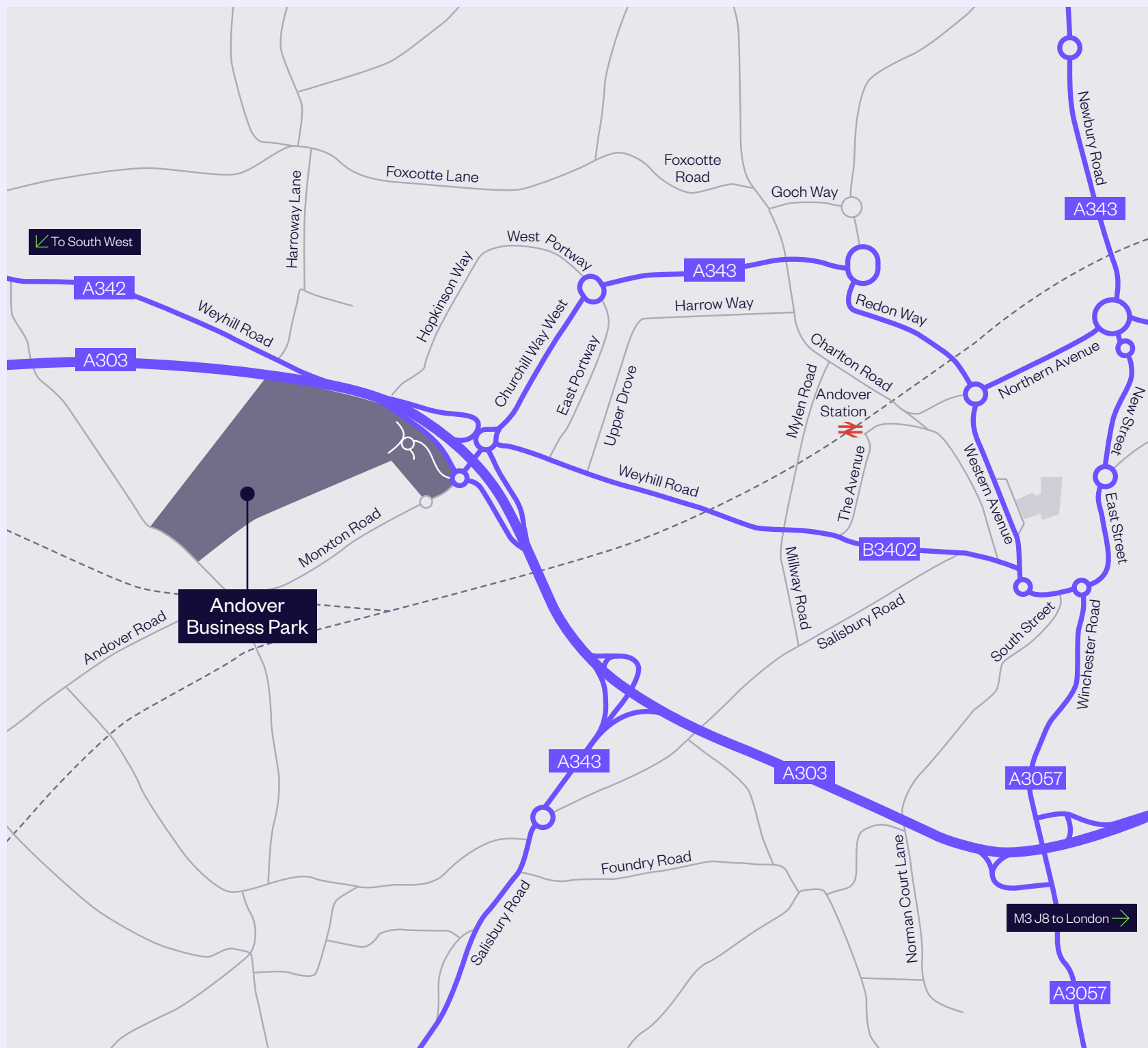
Source: maps.google.co.uk



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.



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