

PLOT 9

# ANDOVER BUSINESS PARK



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

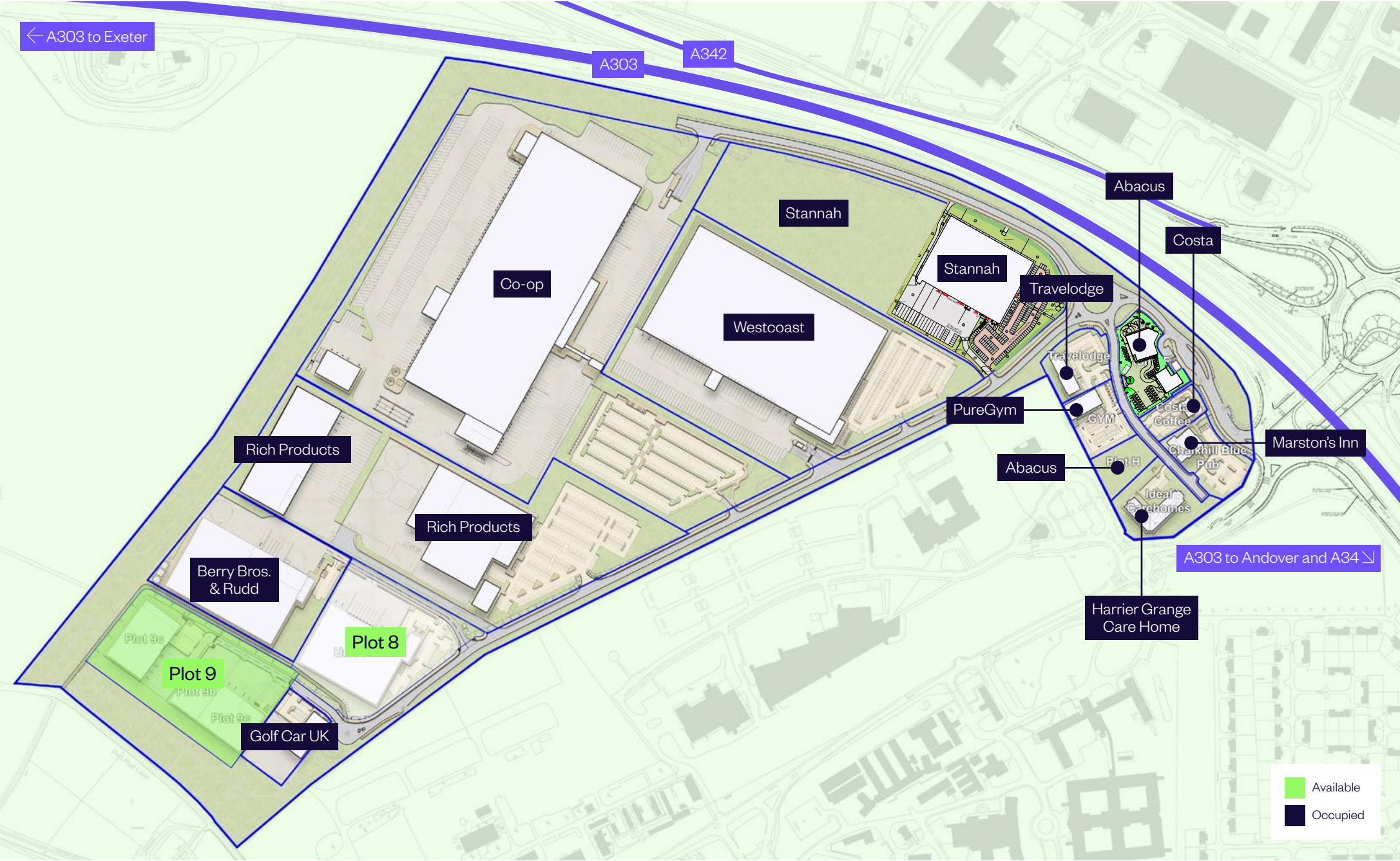
With just two development plots now remaining, the fully-serviced site is ideally positioned to serve the south east and west of the UK, benefitting from direct access to the A303 and fast links to the A34, M3 and wider national motorway network.

-  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

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
<b>TOTAL</b>	<b>33,045</b>	<b>3,070</b>

-  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
<b>TOTAL</b>	<b>21,280</b>	<b>1,977</b>

-  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
<b>TOTAL</b>	<b>39,340</b>	<b>3,655</b>

-  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







# 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

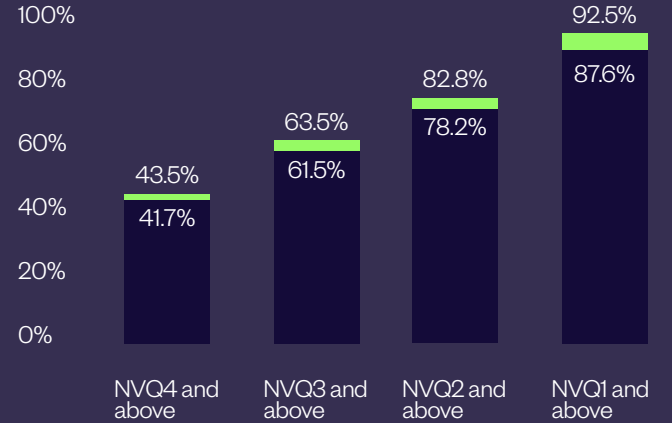
£660

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

Rich Products

Westcoast

Co-op

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.

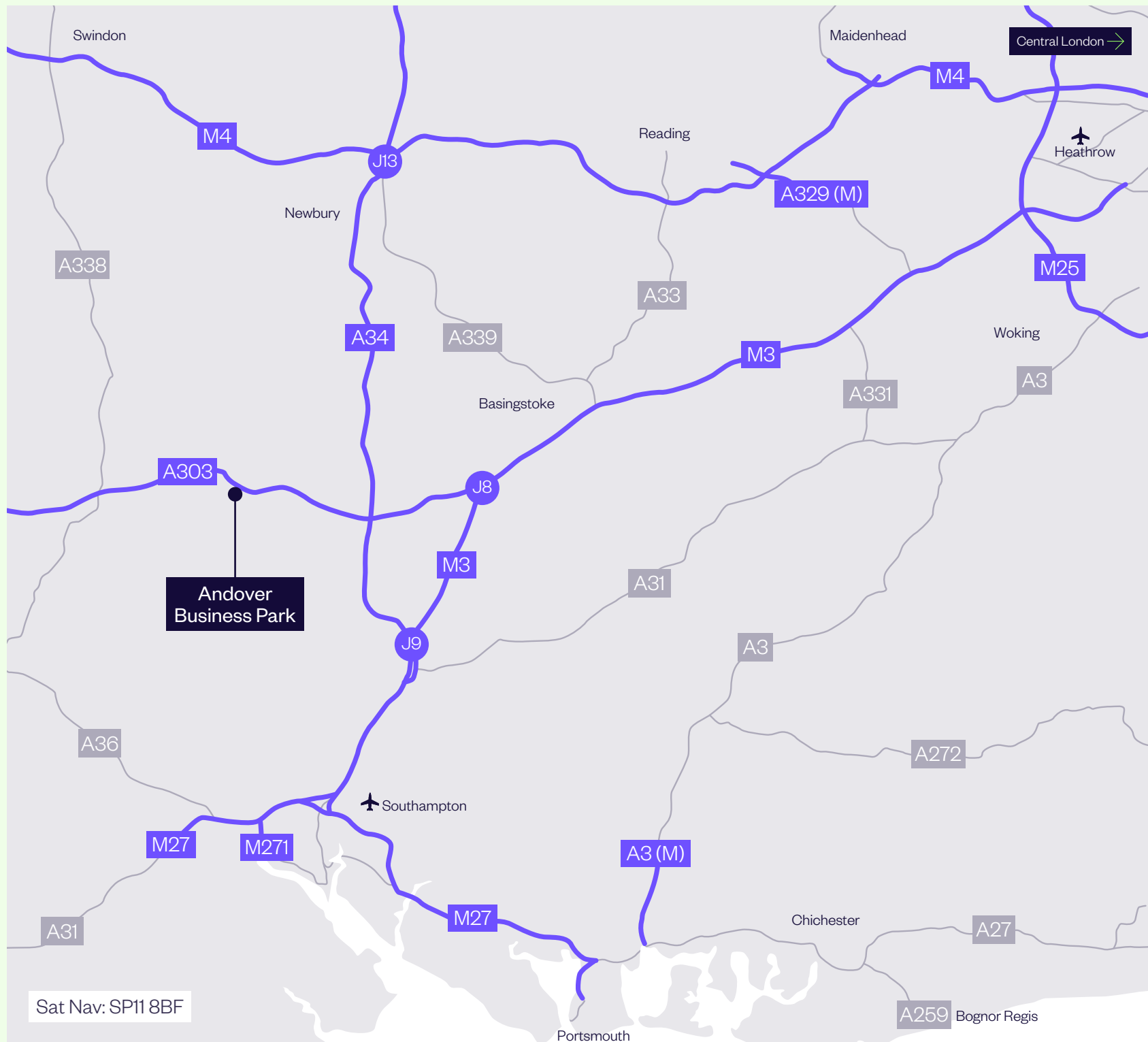
## ROAD

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.





# CONTACT US



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