

PLOT 8 ANDOVER BUSINESS PARK



82,810 SQ FT



A303 | SP11 8BF



TO LET / FOR SALE

YOUR NEXT MOVE



Andover Business Park provides cost-effective logistics space to serve the south east and west of the UK.

Home to businesses including the Co-operative Group, Westcoast, Stannah and Rich Products, benefit from direct access to the A303 and fast links to the A34, M3 and wider national motorway network.



Completed infrastructure



Detailed planning consent for speed of delivery



400 kVA secured (ability to apply for more)



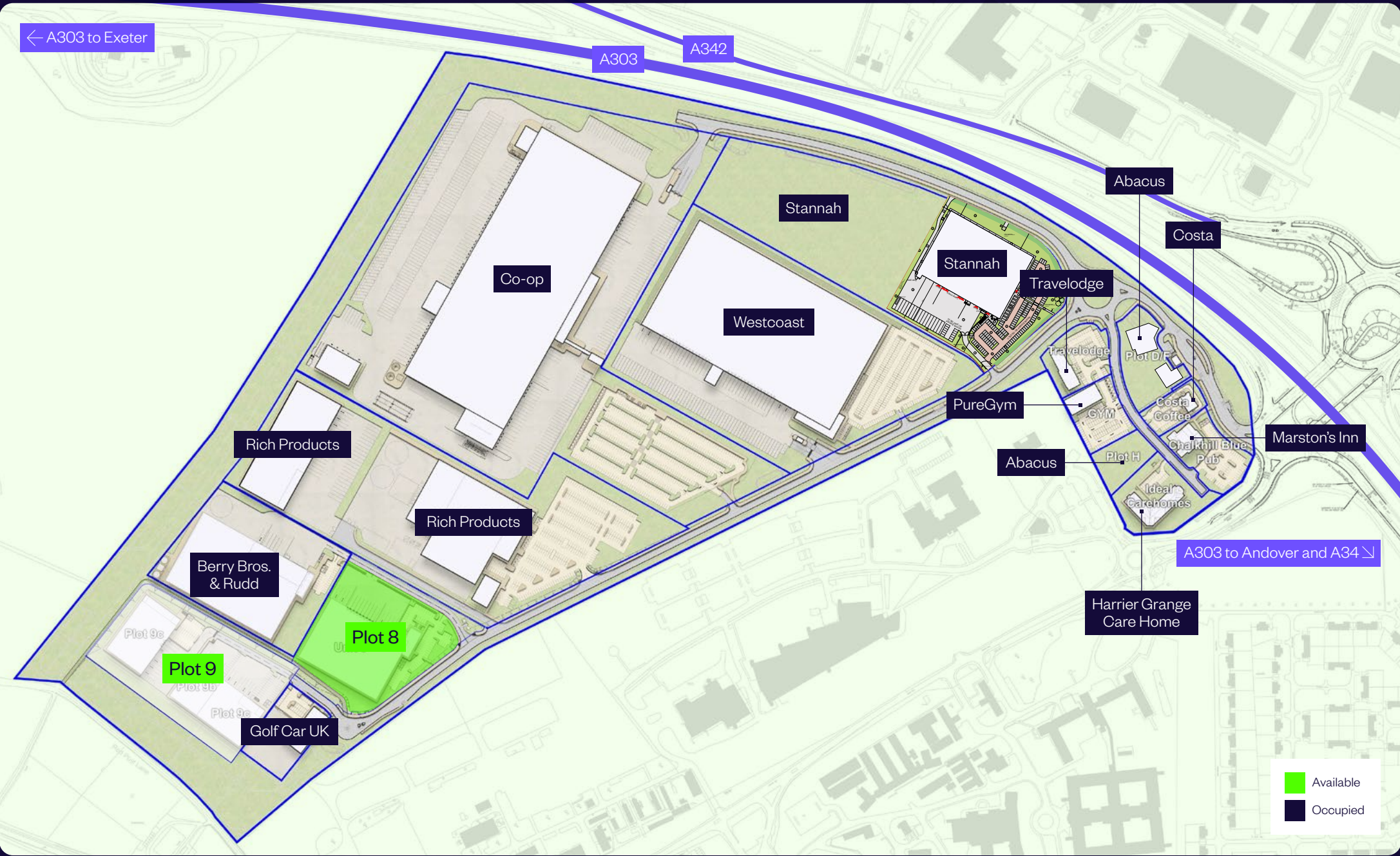
Available to let / for sale on a freehold basis



Pub / hotel / coffee shop and gym on site

MASTERPLAN

Two final plots remain, ready for immediate development.



SPECIFICATION

Plot 8 has detailed planning consent for 82,810 sq ft of industrial / distribution space designed 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 and Test Valley Borough Council



COMPETITIVE WORKFORCE GROSS WEEKLY EARNINGS

£750.60

Andover / Test Valley

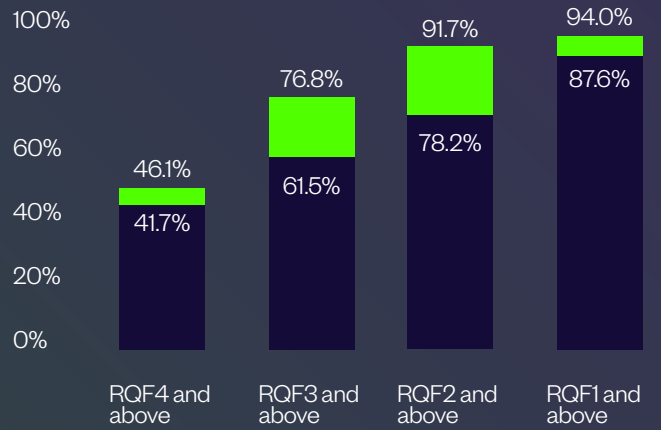
£779.20

South East



WORKFORCE SKILLS

Test Valley Great Britain



TEST VALLEY MARKET

131,158

Population

65,000

Economically active



AMENITIES AND SERVICES

The well-established business park benefits from excellent on-site amenities including a gym, hotel and food and beverage outlets.



COSTA CAFE



MARSTON'S INN



TRAVELODGE



PUREGYM

PARK MANAGEMENT

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.



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, 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 |

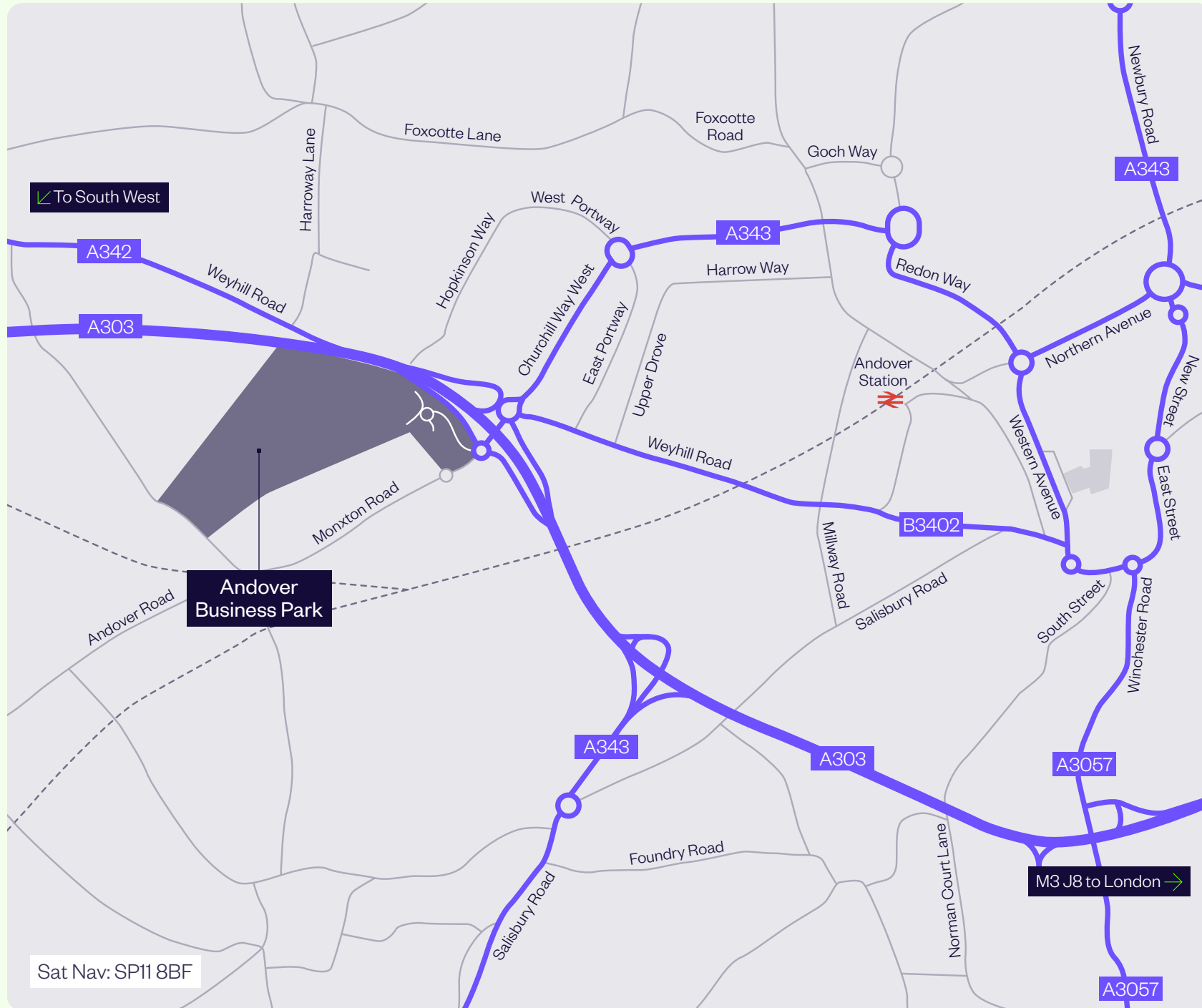
Source: maps.google.co.uk



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.



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