

Logistics City Andover

Design and Build Opportunities

Walworth Road, Andover, Hampshire SP10 5LH



The Site

The site comprises 11 hectares, (27 acres) of land and is currently allocated for B1, B2 and B8 uses.

The Proposals

The proposal is to provide a range of industrial buildings of sufficient size that meets the requirements of both existing local businesses, together with new companies looking to move their business operations to Andover.



Logistics City

Londis

ORVIS
SPORTING TRADITIONS
Since 1890

ocado

petty wood
BY SPECIALS OF GREATNESS

LE CREUSET

TWININGS
OF LONDON

Walworth Road

3 mins to A303
leading to J8 M3

A343
to Newbury

To Andover
Town Centre

An outline planning application has been submitted to Test Valley Borough Council for B2 and B8 uses. Application number: 16/01344/OUTN.

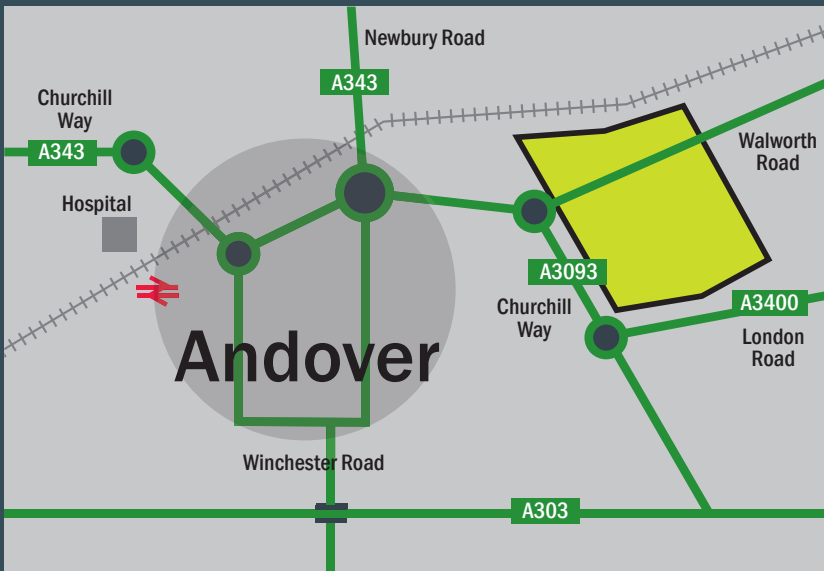
Option 1



Option 2



Logistics City Andover



Walworth Road | Walworth Business Park
Andover | Hampshire | SP10 5LH



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, Londis and Petty Wood (Epicure Foods).

Lease

The property will be 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.

Purchase

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

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
A303	0.5	3 mins
M3 (J8)	13	13 mins
Basingstoke	22	26 mins
Southampton	30	35 mins
Portsmouth	46	45 mins
London	70	1hr 20 mins

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. November 2016.

Viewing and further information

023 8023 2882
020 7493 4933

www.jll.co.uk/property

Andy Harding London
e: andy.harding@eu.jll.com

David McGougan Southampton
e: david.mcgougan@eu.jll.com

**Lambert
Smith
Hampton**

023 8033 0041
www.lsh.co.uk

Adrian Whitfield
e: awhitfield@lsh.co.uk

Jerry Vigus
e: jvigus@lsh.co.uk