



Logistics City Andover

Walworth Business Park, Walworth Rd, Andover, Hampshire SP10 5LH

TO LET | FOR SALE

- Design to suit
- Suitable for warehouse and industrial
- 62,433 – 487,605 sq ft (5,800 – 45,300 sq m)
- Ability to accommodate 100,000 sq ft + single unit bespoke requirements
- Outline planning granted

www.walworthbusinesspark.co.uk

W WALWORTH
BUSINESS PARK

An Extension to the existing Walworth Business Park



Walworth Road

3 mins to A303
leading to J8 M3

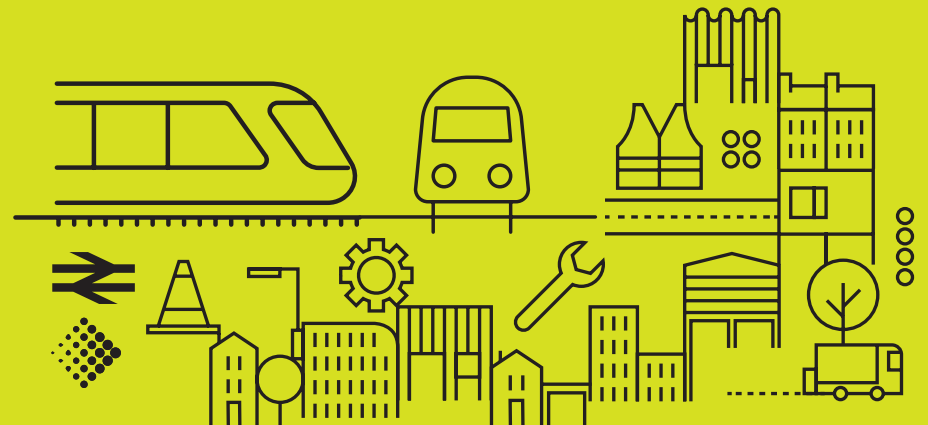
To Andover
Town Centre

A343
to Newbury

Indicative image

Logistics City 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 to be constructed) along with several larger occupiers such as Twinning's, Vitacress, Able & Cole, Howard Tennes and Broker.



Logistics City Andover is a design to suit scheme, with outline consent to provide up to 487,605 sq ft of B2 & B8 uses.

A range of industrial units to meet the bespoke requirements of both local businesses as well as new regional and national businesses looking to move their operations to Andover.



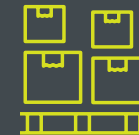
Dedicated car Parking



Grade A fitted offices



High quality exterior finish



Floor loading 50kN sq m



Class B2 & B8



Double glazed windows with anti-glare



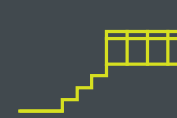
Steel insulated cladding and steel roof



Male & Female Toilets



Showers



Mezzanine to all units



Flexible floorplates



8-10% Natural lighting from roof

Outline Planning permission layout



Outline Planning permission layout

Unit 1

Distribution 130,316 sq ft
Offices 21,778 sq ft

TOTAL 152,094 sq ft

Unit 2

Distribution 179,379 sq ft
Offices 10,979 sq ft

TOTAL 190,358 sq ft

Unit 3

Distribution 51,783 sq ft
Offices 10,650 sq ft

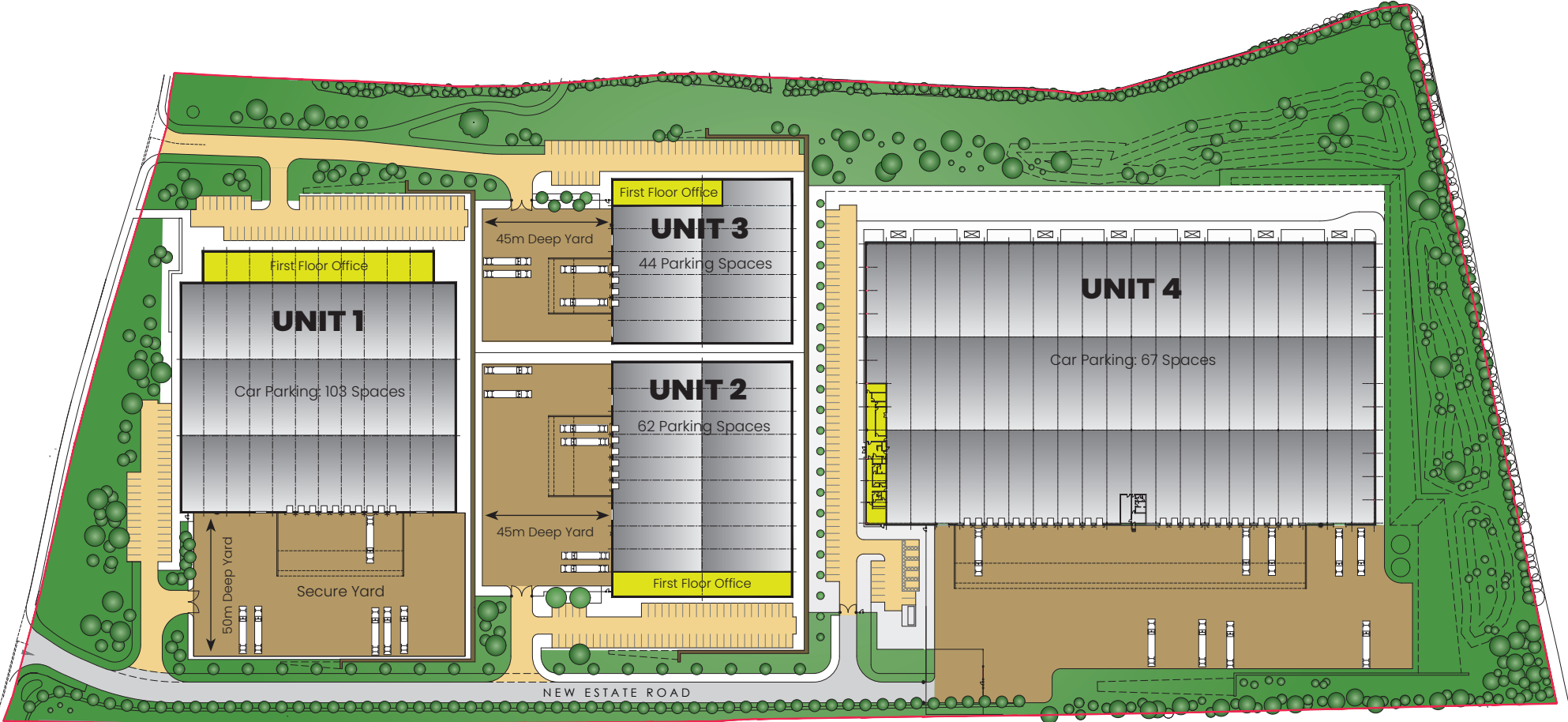
TOTAL 62,433 sq ft

Unit 4

Distribution 69,597 sq ft
Offices 13,024 sq ft

TOTAL 82,621 sq ft

Alternative indicative layout



Subject to design refinement and planning consent

*all areas are indicative and subject to change

Unit 1	
Distribution	91,085 sq ft
Offices	9,040 sq ft
TOTAL	100,125 sq ft

Unit 2	
Distribution	54,485 sq ft
Offices	5,530 sq ft
TOTAL	60,015 sq ft

Unit 3	
Distribution	37,965 sq ft
Offices	3,870 sq ft
TOTAL	41,835 sq ft

Unit 4	
Distribution	189,128 sq ft
TOTAL	189,128 sq ft

Logistics City Andover is market leading in terms of environmental credentials, ensuring our developments and the materials used are sustainable.

From the initial design through to the final completion, our units are built with sustainable materials and energy efficient features, ensuring a lower environmental impact as well as reduced end-costs for the user.



Target BREEAM
rating Excellent



Cycle storage



Electric vehicle
charging



Energy efficient
LED lighting



15% Warehouse
and roof lights



Target EPC
Rating - A



Life Cycle
Analysis (LCA)



Sustainable
construction
materials



Highly efficient
building,
reducing costs



soft
landscaping



**Built to suit all
your business
needs**





Walworth Business Park Track Record



Columbus Quarter

Retail
Development
26,733 sq ft

Let to: Lidl, Starbucks franchise
and Greggs



Blueprint

Warehouse
Development
Two unit scheme

Totalling 61,600 sq ft of
B2 & B8 uses.



Evolution 50

Warehouse
Development
51,626 sq ft

High quality distribution warehouse
10m haunch and 41m yard.



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.

Planning

An outline planning permission has been granted for 487,605 sq ft (45,300 sq m) of B2 and B8 uses.

Lease

Units will be offered on full repairing and insuring leases for a term by arrangement subject to rent reviews in an upwards direction only at five yearly intervals.

Purchase

Units 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.



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

Agents



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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. May 2024.

www.walworthbusinesspark.co.uk

A joint development by:

Test Valley 
Borough Council

 **KIER**