

Andover Business Park+

Industrial, distribution
and warehouse space

TO LET / FOR SALE

SP11 8BF

FINAL
PHASE

Design and build opportunities up to 362,000 sq ft



Opportunity+

Located just two miles from Andover town centre, Andover Business Park is an established location for distribution and logistics. With just 16 acres now remaining, the fully serviced site is ideally positioned to serve the south east and west of the UK, providing up to 362,000 sq ft of warehouse / distribution space.

PARK KEY FACTS:



Readily available
skilled labour force



Direct access to
the **A303** dual carriageway



Completed infrastructure



Outline consent for B1c, B2 and
B8 use



Available for sale / to let
on a freehold basis



Pub / hotel / coffee shop services









362,300 sq ft

The 16 acre site has outline planning consent for B1c, B2 and B8 use. Buildings will be designed to meet customers' bespoke requirements, with alternative layout options also available.

	sq m	sq ft
Warehouse	31,308	337,000
Three storey office	2,127	22,900
Two storey ops office	223	2,400
Total	33,658	362,300

**All figures are indicative of Gross Internal Area (GIA)*

-  **26 loading dock doors**
-  **4 level access doors**
-  **59 HGV parking bays**
-  **421 car parking spaces**



Illustrative cross-docked unit layout

Flexibility+

276,000 sq ft

An alternative layout option can provide a single cross-docked unit of 276,000 sq ft, complete with three-storey office space totalling 15,300 sq ft.

	sq m	sq ft
Warehouse	23,773	255,900
Three storey office	1,422	15,300
Two storey ops office	223	2,400
Total	25,641	276,000

**All figures are indicative of Gross Internal Area (GIA)*

 **48 loading dock doors**

 **8 level access doors**

 **132 HGV parking bays**

 **320 car parking spaces**



Flexibility+

The site can also accomodate a three unit layout option, providing 54,150 sq ft, 70,850 sq ft and 181,800 sq ft of warehouse and distribution space.

Unit 1	sq m	sq ft
Warehouse	4,371	47,050
First floor mezzanine office	330	3,550
Office undercroft	278	3,000
Ground floor core	51	550
Total	5,030	54,150

Unit 2	sq m	sq ft
Warehouse	5,719	61,550
Two storey office	812	8,750
Ground floor reception core	51	550
Total	6,582	70,850

Unit 3	sq m	sq ft
Warehouse	15,542	167,300
Two storey office	1,282	13,800
Total	16,824	181,100

**All figures are indicative of Gross Internal Area (GIA)*

Amenities+

WHETHER YOU ARE LOOKING TO RELOCATE OR EXPAND, ANDOVER BUSINESS PARK PROVIDES FLEXIBLE OPPORTUNITIES IN A GREAT LOCATION.

The mixed-use development is well-established and provides a host of amenities, including a Travelodge hotel, Marston's Inn and Costa drive-thru, providing excellent on-site services to occupiers and employees. This includes a dedicated Park Management and Marketing Office, providing surveillance and on-site security.

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.



We are Goodman+

Goodman has a first class track record in delivering industrial, logistics and warehouse solutions for our customers. Some of our recent developments include:



A 32.5 acre, 330,000 sq ft state of the art DPD parcel delivery hub at Hinckley Commercial Park

“ As a UK leader in value-added logistics solutions for the retail industry, we’re always looking to support our retailer partners in what is a rapidly evolving marketplace. This new facility will help us to continue meeting retailer needs well into the future. ”

Tony Mannix, CEO, Clipper Logistics plc



A 304,000 sq ft state-of-the art logistics distribution centre

“ The experience with Goodman working on the Hub 4 project at Hinckley Commercial Park was exceptional. This is the largest parcel distribution facility in Europe and the bespoke nature of the building presented many challenges. The development was delivered on time and on budget and we subsequently engaged with them to develop our international gateway facility on the adjacent site. I’m sure in the future if any further land is available, or if there are any projects in the vicinity they can help us with, we will be only too delighted to work with Goodman again. ”

Mark Wilkes, Property Director, DPD

“ We have been delighted with Goodman’s ability to deliver both the 470,000 sq ft building and a major infrastructure scheme on schedule. Their team was able to agree the details of this complex project swiftly and work in partnership with us to secure a successful project. ”

Mark Leonard, Head of Logistics (South), Co-operative Food Supply Chain



A 467,891 sq ft regional distribution centre at Andover Business Park pre-let to The Co-operative Group

SUSTAINABILITY+

Goodman is committed to creating sustainable developments which balance environmental impacts with social and economic benefits.

All new Goodman buildings are designed to be sustainable, energy efficient and strive to reduce carbon emissions, leading to energy, cost and maintenance savings over the entire life of the building.

In becoming a member of the UK Green Building Council, Goodman is committed to supporting the council in its mission “to dramatically improve the sustainability of the built environment by radically transforming the way it is planned, designed, constructed, maintained and operated.”



UK GREEN BUILDING COUNCIL
Member



eden project

Andover Business Park+

Hampshire, (A303 / A34, Hampshire)

Andover Business Park is located just 2 miles from the town centre, benefitting from **direct access to the A303** and primary routes via the A34.

Accessibility+

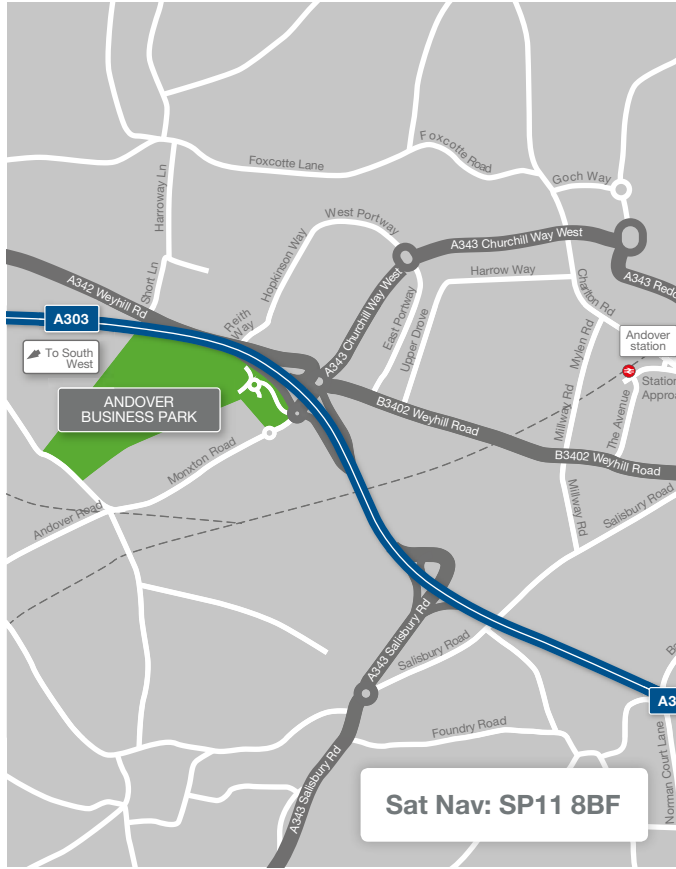
Road

A303	0 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

Ports & Airports

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

Source maps.google.co.uk



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