

Headquarters style industrial, warehouse  
and distribution facility with development  
potential (STP)  
**FOR SALE - 131,785 SQ FT (12,243 SQ M)**



# PLOT 31/32 NORTH WAY

WALWORTH BUSINESS PARK, ANDOVER SP10 5BE



## DESCRIPTION

The property is a 131,785 sf (12,243 sm) headquarters style industrial, warehouse and distribution facility occupying a 7.117 acre (2.88 hectare) regular shaped site including approximately 200 car parking spaces, lorry circulation and loading areas. The buildings were originally constructed in the 1960's with the offices and warehousing subsequently extended in the 1980s. The site benefits from a very low site density of circa 35%, giving scope for further development (STP).

## ACCOMMODATION

FLOOR	USE	SQ FT	SQ M
<b>OFFICE</b>			
Ground	Offices, reception, canteen	13,080	1,215.20
1st	Offices	13,245	1,230.40
2nd	Offices	13,245	1,230.40
3rd	Stores	1,315	122.10
4th	Stores and tank room	1,330	123.60
Basement	Plant rooms	1,185	110.20
<b>Sub total</b>		<b>43,400</b>	<b>4,031.90</b>
<b>WAREHOUSE</b>			
Forward warehouse	Warehouse	49,525	4,601.10
Bulk warehouse	Warehouse	38,860	3,610.00
<b>Sub total</b>		<b>88,385</b>	<b>8211.1</b>
<b>TOTAL</b>		<b>131,785</b>	<b>12,243</b>



**A303** | **M3 J8** | **M4 J13** | **M27 J4**  
**1 mile** | **14 miles** | **20 miles** | **25 miles**



**Redevelopment opportunity (STP)**



**Self contained site**



**Site density approximately 35%**



**High Bay warehouse with 15-metre eaves**



**Site area of approximately 7.117 acres**



**Prominent position on Andover's principal business park**



**200 car parking spaces**



**24/7 Access**

## TERMS

The property is available on a ground lease for a term of 99 years from 21st April 1992 expiring 20th April 2091 at a current rent of £192,439 per annum. The rent payable for the land is subject to review every 20 years from 21st April 1999 to bare site value, with the next review due on the 21st April 2039. Price for the Long Leasehold upon application.

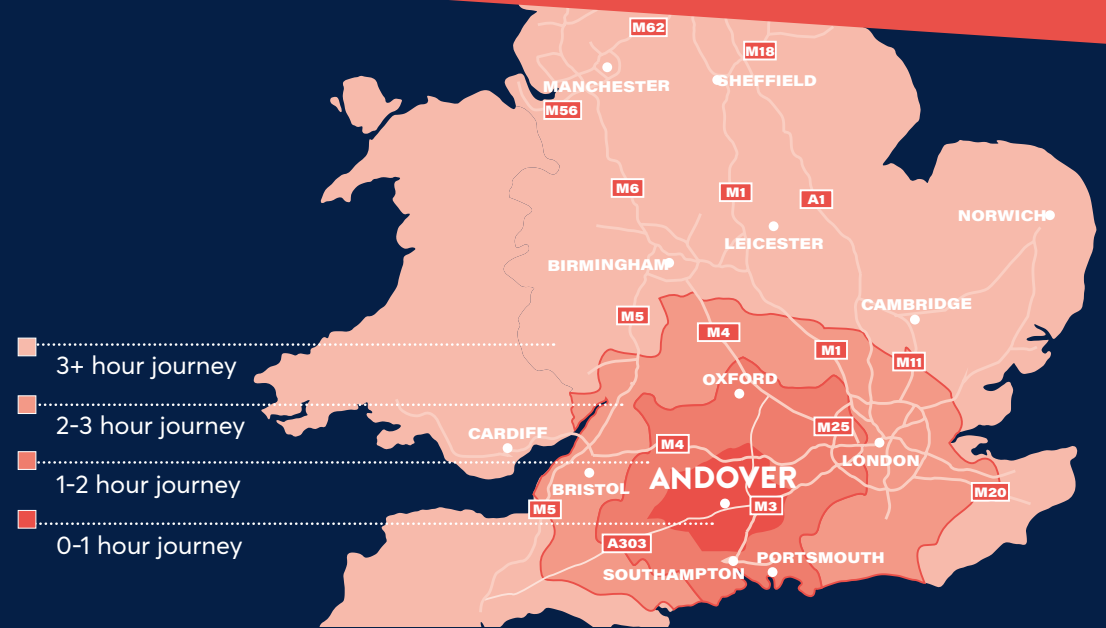
## EPC

Energy Performance Certificate - to be assessed.

## LOCATION

The property is situated in a very prominent position within Walworth Business Park, which lies on the eastern edge of the town providing excellent links to the northern ring road and the A303 London to Exeter trunk road.

Andover is located in Hampshire, approximately 70 miles south west of Central London, 35 miles south west of Reading and 30 miles north west of Southampton. The town benefits from excellent transport connections being located adjacent to the A303 dual carriageway providing direct access to Junction 8 of the M3 motorway (c 14 miles to the east). Heathrow International Airport is located approximately 57 miles from east of Andover. Andover Railway Station (within walking distance of the property) provides direct services to London Waterloo with a fastest journey time of approximately 67 minutes.



## CONNECTIVITY

### ROADS



A303	1 mile
M3 J8	14 miles
M4 J13	20 miles
M27 J4	25 miles

### AIRPORTS



Heathrow	57 miles
Bristol	70 miles
Gatwick	80 miles
Luton	87 miles

### TOWNS/CITIES



Basingstoke	24 miles
Southampton	30 miles
London	65 miles
Birmingham	120 miles

## CONTACT

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