



Warehouse/Distribution Unit 127,263 sq ft (11,113 sq m) **TO LET**

- Adjacent to the A303
- 17 mins to M3 J7
- Prominent site
- 45m yard depth
- Covered loading / canopy area
- Sprinkler
- 13 loading doors (7 x dock 6 x level access)
- 11m internal clear height
- 360 degree circulation
- 700MVA

ANDOVER

unit 18/19

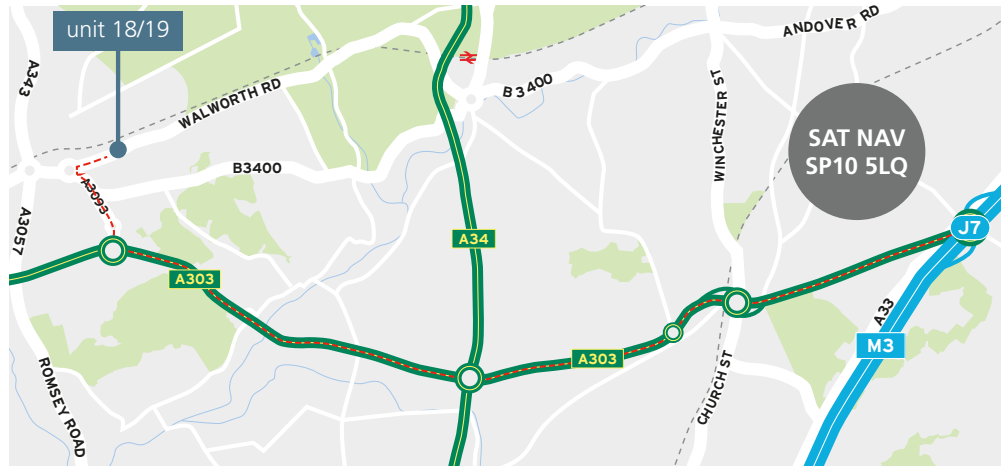
WALWORTH INDUSTRIAL ESTATE ■ NORTH WAY ■ ANDOVER ■ SP10 5AZ

CANMOOR

LOCATION

The subject property is situated on the established Walworth Industrial Estate which lies adjacent to the A303 on the eastern side of Andover close to the town ring road.

The estate is strategically located close to the M3 motorway with tenants such as Ocado and Howard Tenens operating from 200,000 sq ft plus facilities.



ROAD

A303	1.6 miles
A34	7.0 miles
M3 - Junction 7	15.8 miles
M4 - Junction 13	21.5 miles

TOWNS/CITIES

Basingstoke	22.3 miles
Southampton	29.4 miles
London	69.9 miles
Birmingham	120.6 miles

AIR

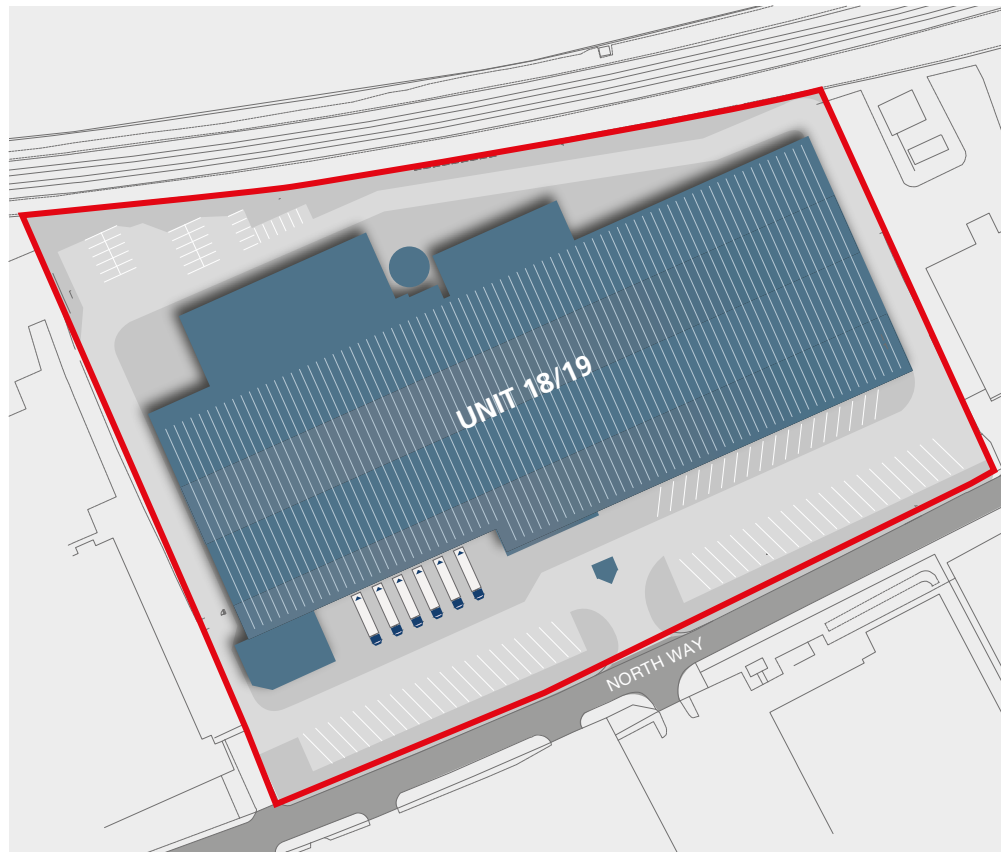
Heathrow Airport	52.1 miles
Bristol Airport	74.5 miles
Gatwick Airport	78.1 miles
London Luton Airport	84.9 miles

DESCRIPTION

The unit benefits from a very good specification with 11m eaves height and loading and unloading on two elevations with a total of 13 loading doors (7 dock level and 6 surface level). The main warehouse has an ambient temperature with an element of chill storage and a temporary freezer store.

There is integral office accommodation that provides a standard 6.5% content of reception, office, meeting rooms and staff canteen facilities. The site has the advantage of 360° vehicle circulation which is fully utilised with HGV parking, vehicle wash, maintenance garage and recycling centre.

	sq ft	sq m
Office / Welfare Block	7,639	709.68
Warehouse Area	109,883	10,208.46
Canopy	9,741	904.96
Total	127,263	11,113



LOCAL OCCUPIERS

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TWININGS

LE CREUSET

ORVIS

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