

unit 18/19

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

CANMOOR



Warehouse/Distribution Unit 123,631 sq ft (11,485 sq m) **FOR SALE / TO LET**

- 2 storey offices
- 700 kVa power
- 14 loading doors (8 x dock 6 x level access)
- 10m internal clear height
- Adjacent to the A303 and 17 mins to M3 J7
- Prominent site
- 45 – 50m yard depths
- 360 degree circulation
- Covered loading / canopy area

ANDOVER

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DESCRIPTION

A modern detached cross docked warehouse with the advantage of 360-degree vehicle circulation. The unit offers an internal eaves height of 10m and provides 14 loading doors (8x dock level & 6x surface level) and a 2 storey office block.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor Office	3,430	318.66
Security Hut	177	16.44
Storage	298	27.69
Warehouse Area	116,429	10,816.61
First Floor Offices	3,297	306.30
Total GEA	123,631	11,485.70
Canopy	9,815	911.84

TERMS

For Sale or To Let. Terms Upon application.

RATEABLE VALUE

The VOA website shows a Rateable Value £655,000. For rates payable please contact businessrates@testvalley.gov.uk

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

EPC

69/Grade C.

FURTHER INFORMATION

For further information please contact:

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.

ROAD

A303	1.6 miles
A34	7.0 miles
M3 - Junction 8	15.8 miles
M4 - Junction 13	21.5 miles

TOWNS/CITIES/PORTS

Basingstoke	22.3 miles
Port of Southampton	29.4 miles
London	69.9 miles
Avonmouth Port, Bristol	87.7 miles

AIR

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

LABOUR SUPPLY

Within Andover:

81.5%

The working age population is higher than the GB average of 78.9%



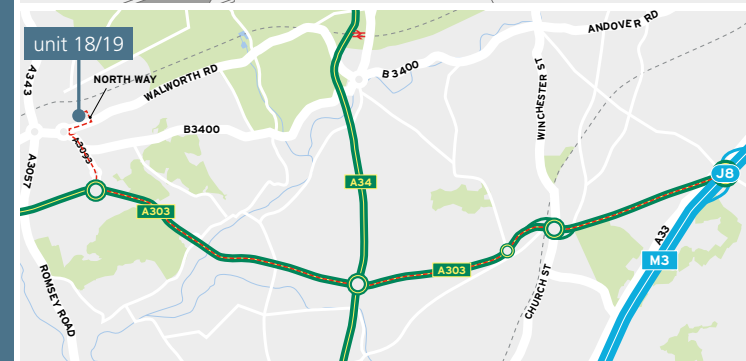
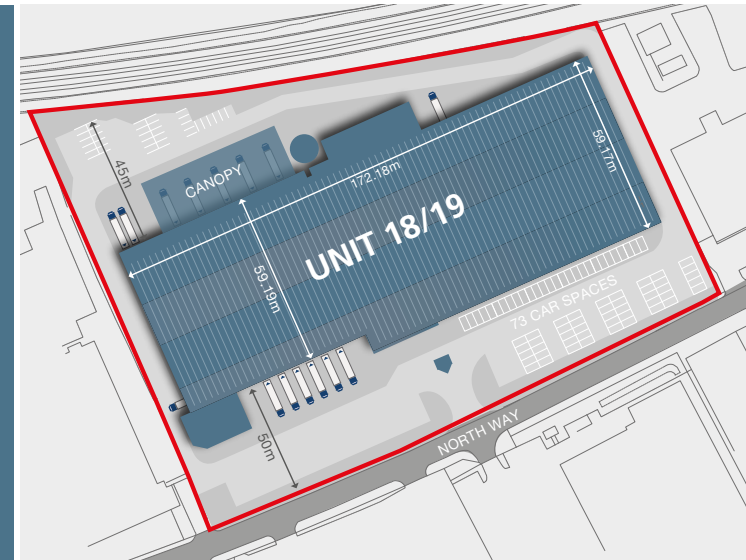
17.6% of local employee jobs are in manufacturing, transport and storage

11.9%

Full time gross weekly pay is 11.9% less than the UK average



At 3.0%, unemployment is 0.6% higher than the current UK average



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