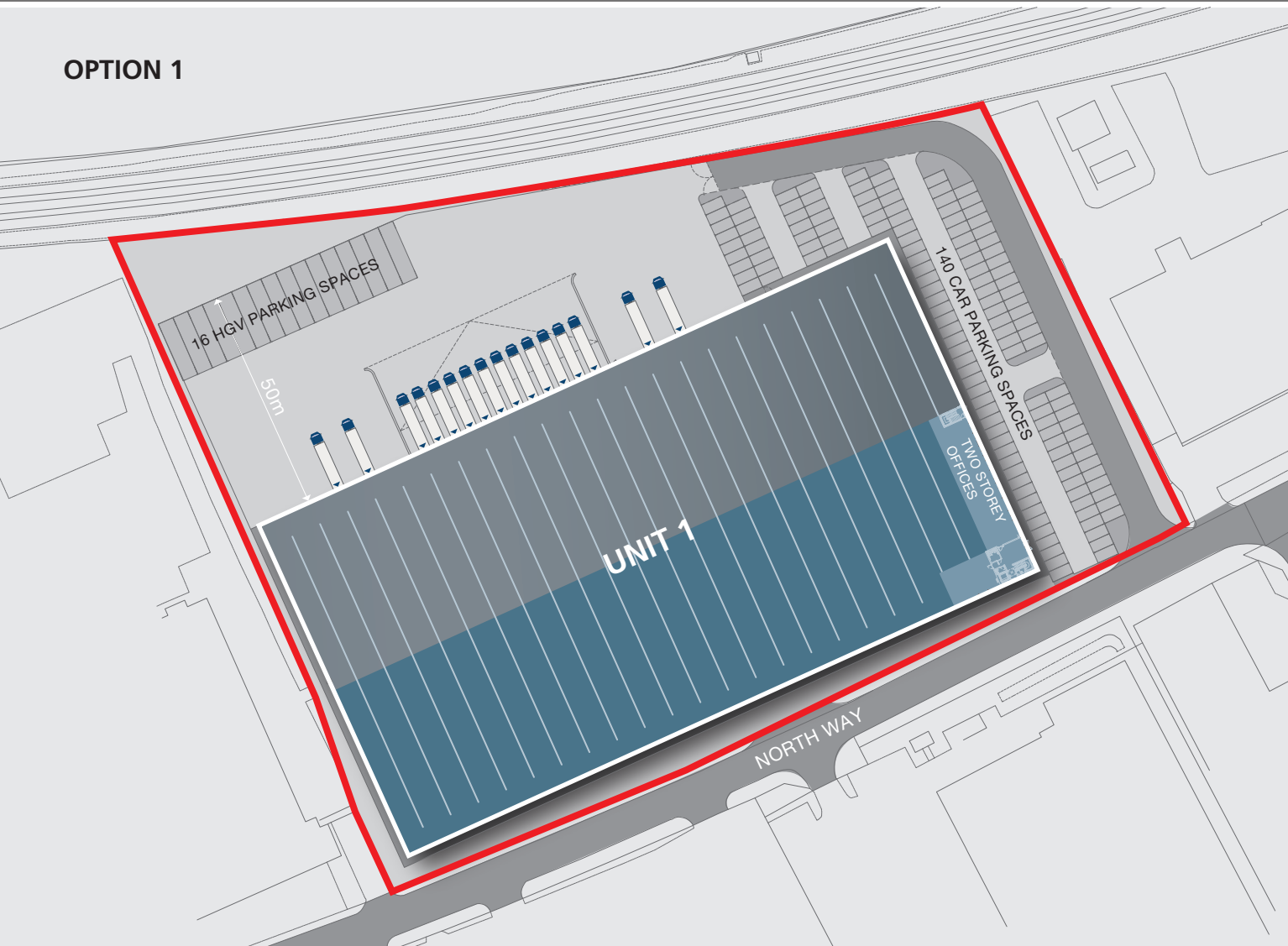


A New Warehouse/Industrial Development From 34,200 to 142,750 sq ft **TO LET**

- Brand new warehouse units
- 17 mins to M3 J7
- Prominent site
- Up to 12.5m eaves height
- Up to 50m yard depth
- Highly competitive terms

ANDOVER

OPTION 1



ACCOMMODATION

UNIT 1	sq ft	sq m
Warehouse (Incl. Office Undercroft)	133,900	12,440
First Floor Offices	4,300	399
Second Floor Offices	4,300	399
Total	142,500	13,238

SPECIFICATION

All units to be built to the highest standard, with specification as follows:



UP TO 12.5M
EAVES HEIGHT



POWER
1 MVA



50KN/M2
FLOOR LOADING



DOCK & LEVEL
LOADING DOOR
ACCESS

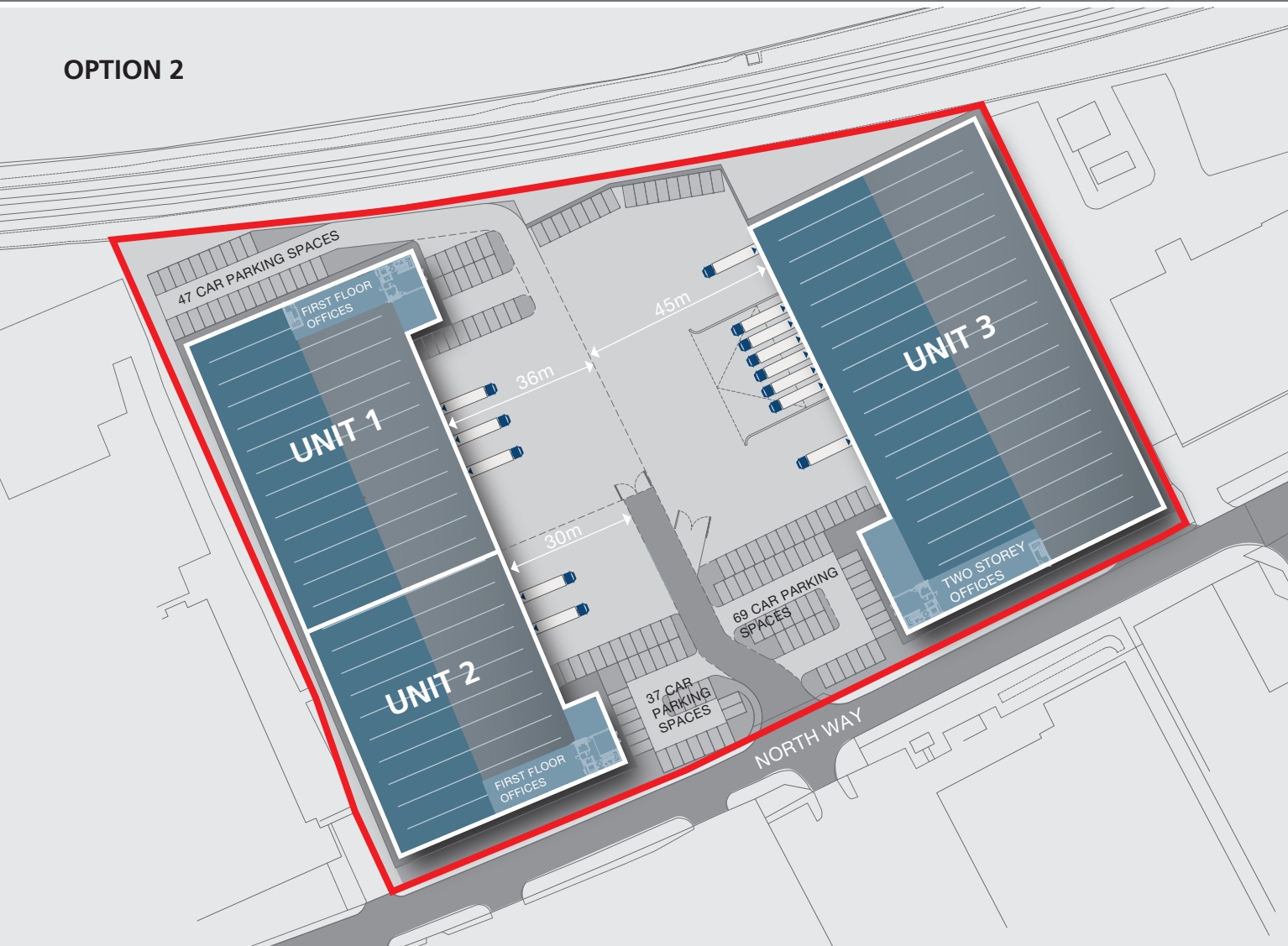


FIRST & SECOND
FLOOR OFFICES



ALLOCATED
CAR PARKING

OPTION 2



ACCOMMODATION

UNIT 1	sq ft	sq m
Warehouse (Incl. Office Undercroft)	35,500	3,298
First Floor Offices	3,300	307
Total	38,800	3,605

UNIT 2	sq ft	sq m
Warehouse (Incl. Office Undercroft)	28,000	2,601
First Floor Offices	3,200	297
Total	31,200	2,898

UNIT 3	sq ft	sq m
Warehouse (Incl. Office Undercroft)	59,900	5,564
First Floor Offices	4,000	372
Second Floor Offices	4,000	372
Total	67,900	6,308

TERM

The units are available by way of new Full Repairing and Insuring leases on terms to be agreed.

RATEABLE VALUE

Upon request.

COMMUNICATIONS

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

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%

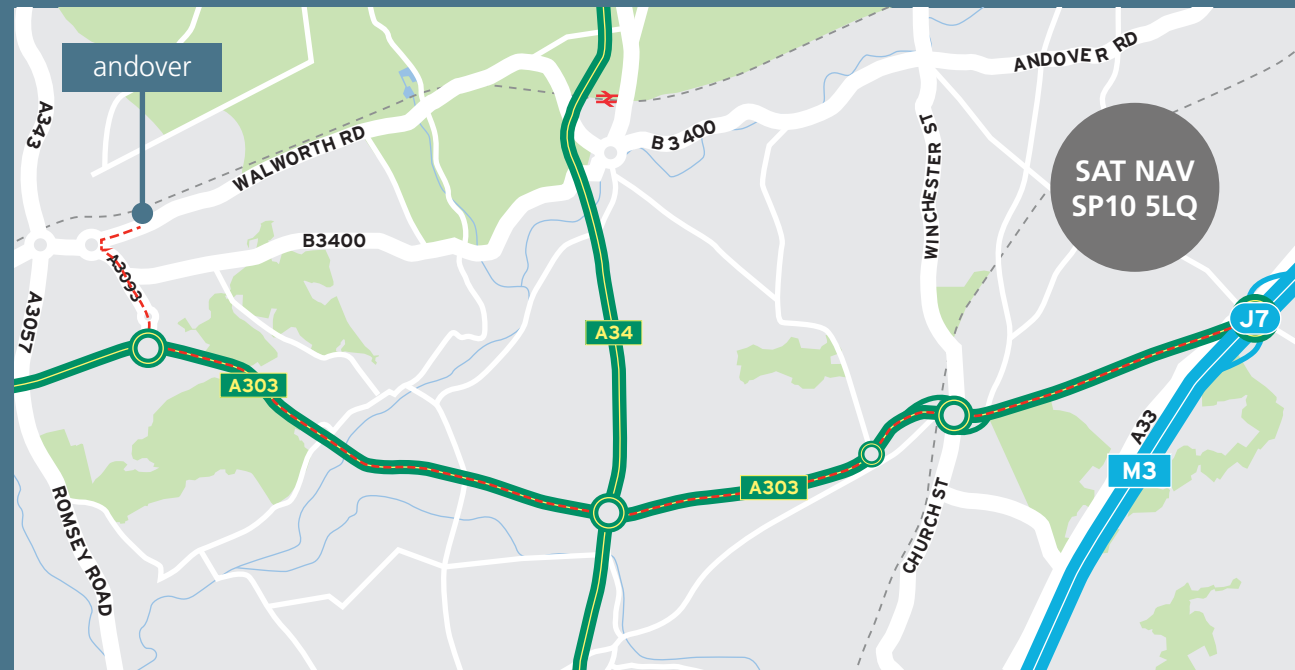
Full time gross weekly pay is 11.9% less than the UK average



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

LOCATION

Andover is within 16 miles of Junction 7 of the M3 providing fast access to the motorway network. The site enjoys excellent local and national communications and major businesses, occupiers include Ocado, Twinings, Le Creuset, Abel and Cole and We Buy Any Car.



FURTHER INFORMATION

For further information or availability please contact the agents.



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