



Warehouse/Distribution Unit 130,000 sq ft (12,077 sq m) **TO LET**

- Adjacent to the A303
- 17 mins to M3 J7
- Prominent site
- 45m yard depth
- Covered loading / canopy area
- Sprinkler
- 700MVA
- 11m internal clear height
- 13 loading doors (7 x dock 6 x level access)
- Up to 12.5m eaves height
- 360 degree circulation

ANDOVER

unit 18/19

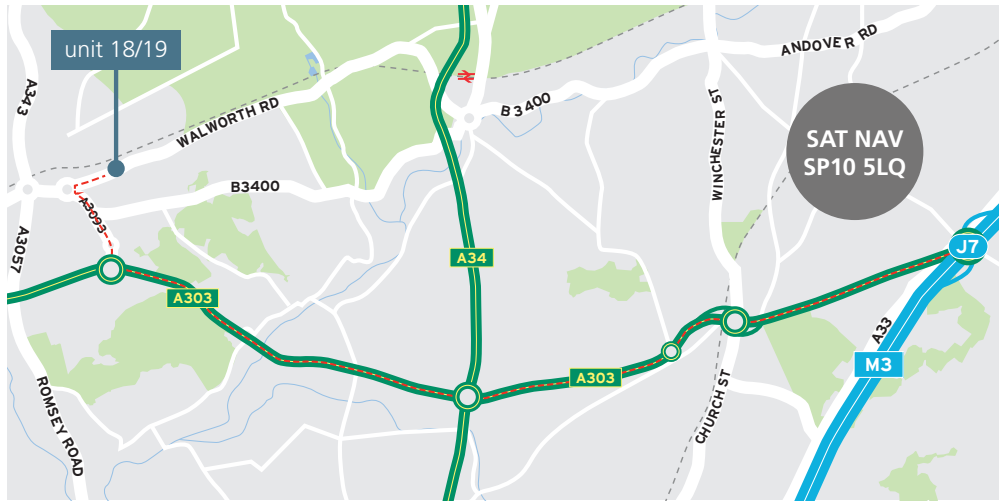
WALWORTH INDUSTRIAL ESTATE ■ NORTH WAY ■ ANDOVER ■ SP10 5AZ

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.



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



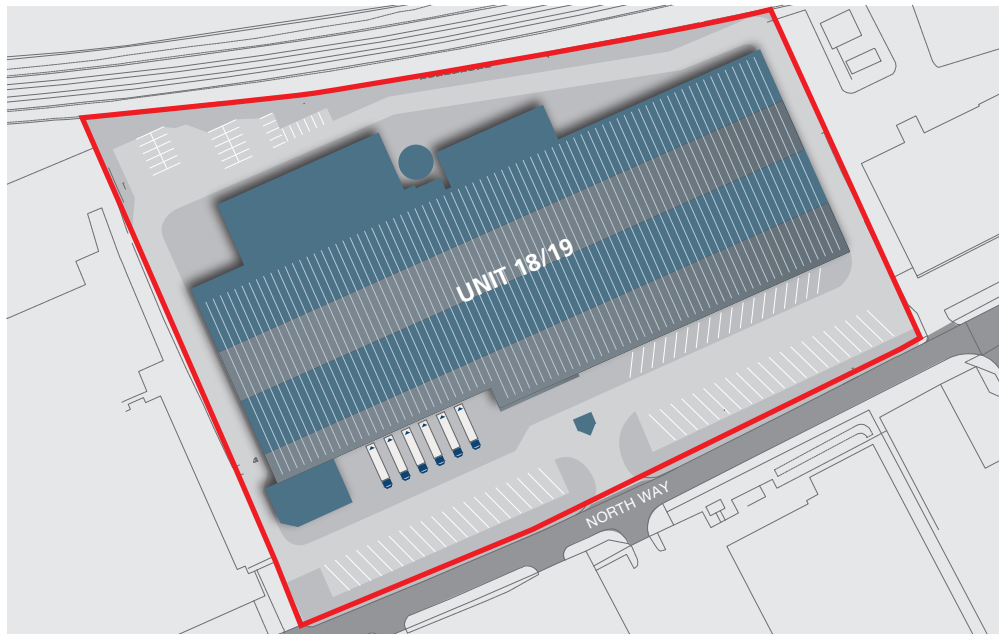
AIR

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

DESCRIPTION

The unit has a 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.



LOCAL OCCUPIERS

Tuffnells
Parcels Express

The co-operative
food

britax

TWININGS

LE CREUSET

ORVIS

FURTHER INFORMATION

For more information and a full proposal, please contact:

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