

PLOT 35

Trade Counter and Neighbourhood Retail Centre

FOR SALE / TO LET

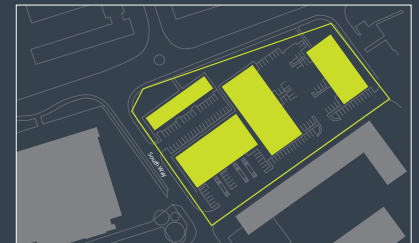


Site of 3.5 acres proposed for a mixed use development

The property

The proposed development will potentially incorporate a trade counter scheme with a proposed neighbourhood retail centre. Kier's successful track record of delivering trade counter schemes is based upon understanding what occupiers want.

Trade City schemes focus on the occupier, offering flexible and bespoke solutions coupled with value for money. This simple philosophy is the single biggest factor in the rapid success of our Trade City concept.



Plot 35 Walworth Business Park, Andover, Hampshire SP10 5LH

W WALWORTH
BUSINESS PARK

WHERE BUSINESS WORKS

P L O T 3 5

Trade Counter and Neighbourhood Retail Centre

FOR SALE / TO LET

The location

Walworth Business Park lies adjacent to the A303 on the eastern side of Andover close to the town ring road. The business park is strategically located close to the M3 motorway as well as the A34 trunk road providing excellent road communications to London, the midlands and the north, as well as Southampton and its busy port and international airport to the south.

Currently undergoing a major rejuvenation and redevelopment programme, Walworth Business Park occupiers include Twinings, Le Creuset, Londis and Petty Wood (Epicure Foods).

If you are thinking of expanding or relocating your business, you'll find yourself in very good company.

Trade City

So far, over 1 million sq ft of Kier Trade City schemes have been developed or are under construction, of which over 80% have been pre-sold or pre-let. Occupiers have included BMW, Selco, Renault, Robert Wiseman Dairies and many local businesses.

The most recent schemes have been developed at Sydenham, Hayes, Uxbridge, Sunbury and Bracknell where Kier have speculatively built nearly 400,000 sq ft since 2008. Household brands include Travis Perkins, Halfords Autocentres, AGS Fourwinds and Rayotec.

The schemes comprise new developments of trade centres, warehouses and service-based units. They are situated at prominent industrial locations, which are easy to find, highly visible, ensure high customer footfall and are surrounded by complementary users.

Lease

The property will be offered on a full repairing and insuring lease for a term by arrangement subject to rent reviews in an upwards direction only at five yearly intervals.

Terms

The premises are also offered for sale on the basis of a new 150 year lease, terms on application.

Rent

On application.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

W WALWORTH
BUSINESS PARK

WHERE BUSINESS WORKS



For further information contact:

Andy Harding London
e: andy.harding@eu.jll.com

David McGougan Southampton
e: david.mcgougan@eu.jll.com

023 8023 2882
020 7493 4933

jll.co.uk/property

A major regeneration project by Kier for Test Valley Borough Council.



Misrepresentation Act 1985

Jones Lang LaSalle for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Jones Lang LaSalle has any authority to make or give any representation or warranty whatever in relation to this property. Date prepared 06/2014.