

# CENTRIC341

ANDOVER BUSINESS PARK  
HAMPSHIRE · SP11 8EZ

NEW HIGH-QUALITY  
**341,871 SQ FT**  
INDUSTRIAL/LOGISTICS  
BUILDING

AVAILABLE  
NOW



LOCATED TO  
SERVE ENTIRE  
**SOUTHERN**  
MARKET

**52**  
MINUTES  
TO M25/LONDON

COMPETITIVE  
**LABOUR**  
COSTS

**15**  
METRE  
CLEAR HEIGHT

“Andover enjoys a perfect location within the heart of central southern England. It has excellent communications, both north-south on A34 and east-west on A303/M3, allowing local companies to service an area stretching between M25 and Cornwall – Birmingham and Southampton.”

Test Valley Council



**CENTRIC341** is a brand new industrial/logistics facility built to the highest quality specification and designed with occupier flexibility and sustainability in mind.

**CENTRIC341** offers direct access via the A303 dual carriageway to the South Eastern arteries of the A34 and M3. The facility is currently the only available existing building of this size serving West London and Southampton Port<sup>‡</sup> and is an ideal hub for the South East and West of the UK.

Located within the popular Andover Business Park, **CENTRIC341** is only 2.4 miles from the centre of Andover, and draws upon a Test Valley labour pool boasting a higher rate of availability and lower wages than the South East average.\*

NEW HIGH QUALITY  
**341,871 SQ FT OPPORTUNITY**  
 AVAILABLE NOW

**CENTRIC341**

NEWLY BUILT  
**GRADE A**  
 WAREHOUSE

BUILT TO THE  
**HIGHEST**  
 SPECIFICATION

**52**  
 MINUTES  
 TO M25/LONDON

COMPETITIVE  
**LABOUR**  
 COSTS

**15**  
 METRE  
 CLEAR HEIGHT

**90**  
 HGV  
 PARKING SPACES  
(INCLUDING 30 IN LOADING BAYS)

**55**  
 METRE  
 SERVICE YARD

**EASY**  
**ACCESS**  
 TO HEATHROW  
 AIRPORT

EXCELLENT ACCESS  
 TO SOUTH COAST  
**PORTS**

**EPC**  
**A**  
 RATED

<sup>‡</sup> Information correct at time of going to print  
 \* Source: Nomis 2016

**CLEAR HEIGHT**  
• 15 metres

**LOADING**  
• 4 level access loading doors  
• 30 dock levellers  
• 1 plant access door

**FLOOR LOADING**  
• 50 kN/m<sup>2</sup>  
• 9 tonne rack leg load

**YARD DEPTH**  
• Minimum 55 metres

**CAR PARKING**  
• 337 spaces (including 15 disabled)  
• 56 spaces in overflow

**HGV PARKING**  
• 90 spaces (including 30 in loading bays)

**OFFICES**  
• Fully finished to Cat A fit out  
• Heating, cooling and ventilation systems  
• 500 lux lighting

**ROOFING AND CLADDING**  
• Manufacturer guarantees available

**ENVIRONMENTAL**  
• EPC 'A' rating  
• BREEM 'Very Good'



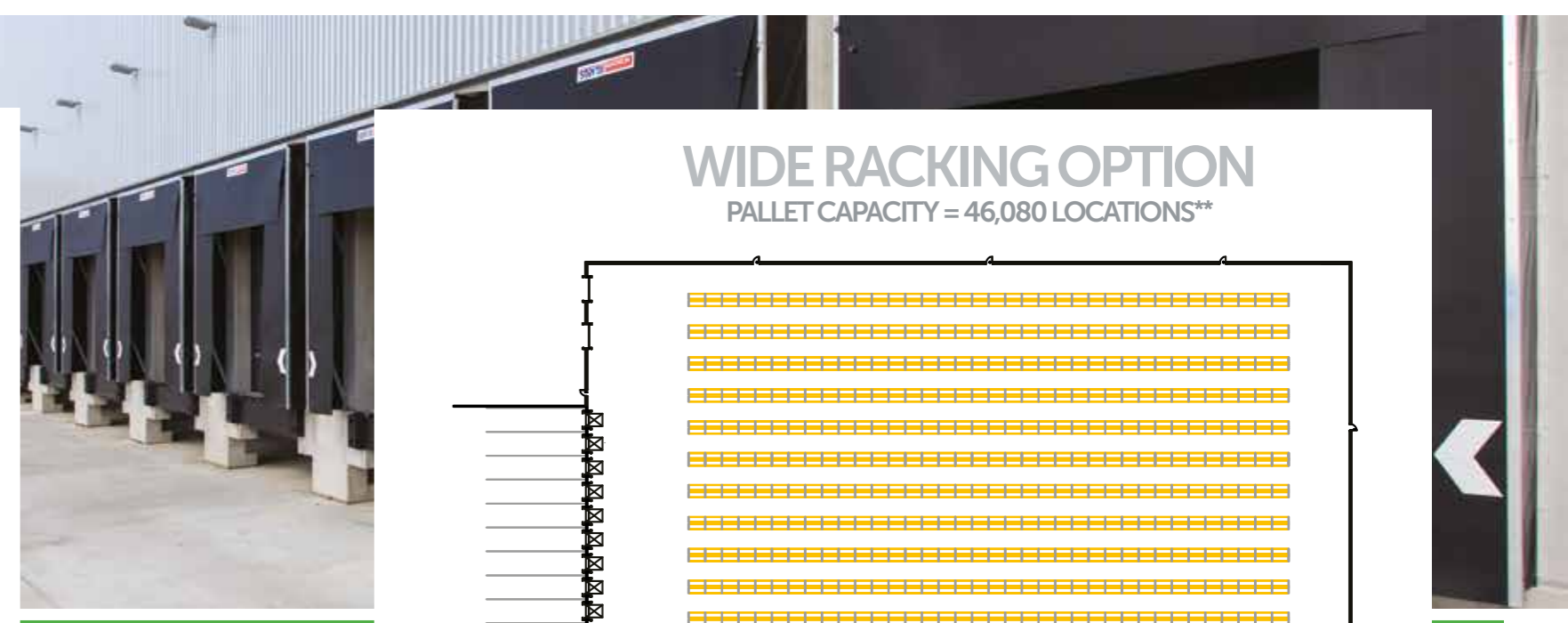
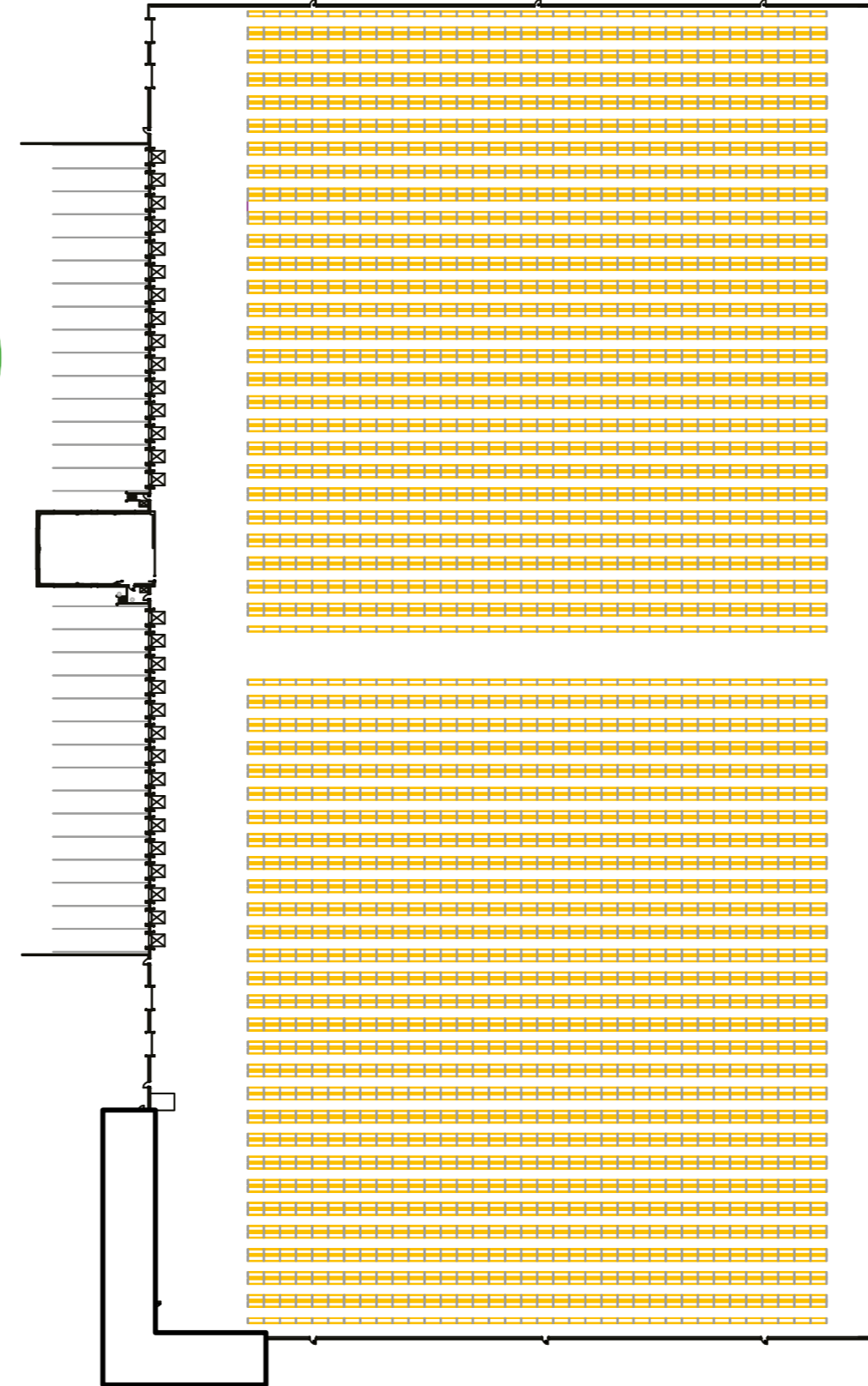
## HIGHEST SPECIFICATION UNIT

CENTRIC341	SQ FT	SQ M
Warehouse	318,245	29,566
Offices	23,357	2,170
Gatehouse	269	25
<b>Total</b>	<b>341,871</b>	<b>31,761</b>

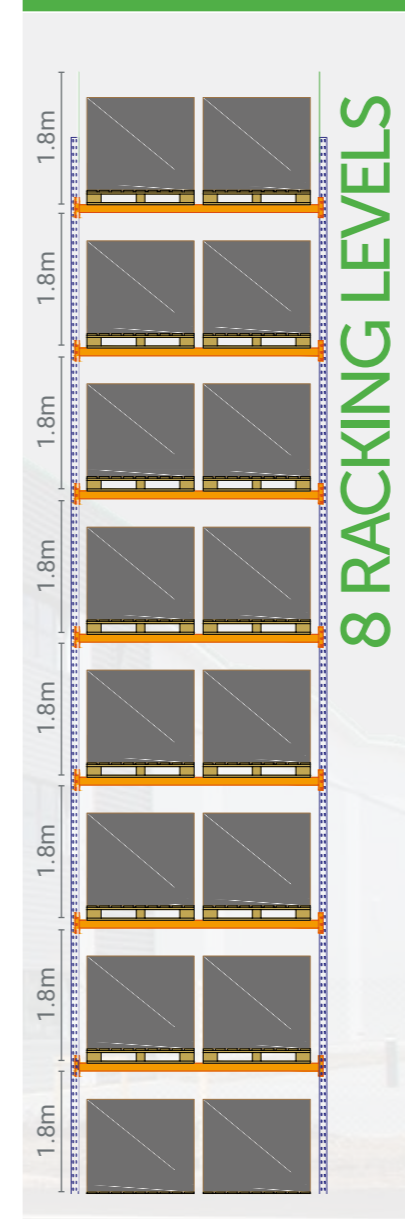
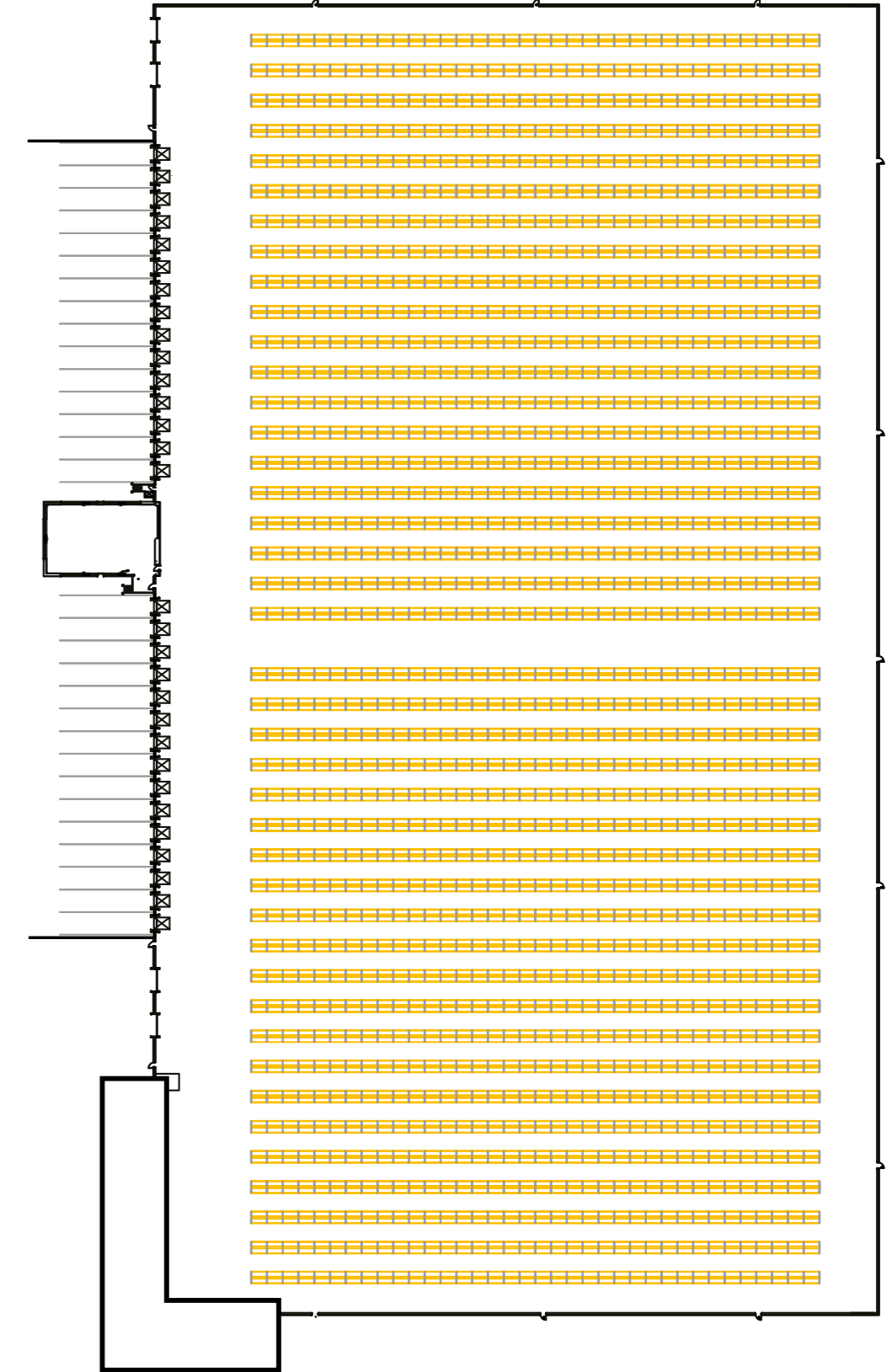
## RACKING OPTIONS TO SUIT

15  
METRE  
CLEAR HEIGHT

### VNA RACKING OPTION PALLET CAPACITY = 62,208 LOCATIONS\*\*



### WIDE RACKING OPTION PALLET CAPACITY = 46,080 LOCATIONS\*\*



DOWNLOAD FULL PLANS FROM [CENTRIC341.CO.UK](http://CENTRIC341.CO.UK)

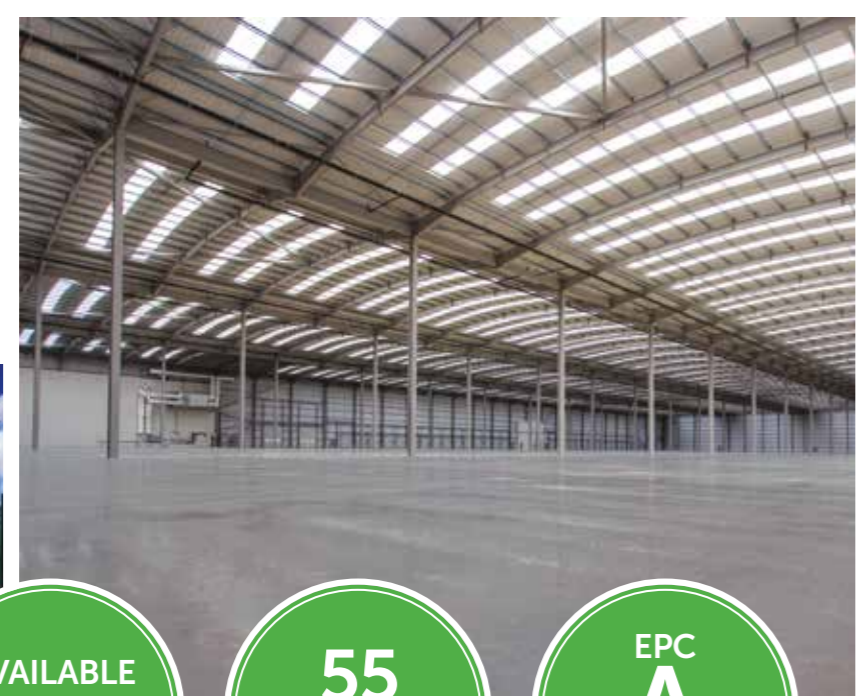
\*\* MINUS LOSSES FOR COLUMNS



AVAILABLE NOW

55 METRE SERVICE YARD

EPC A RATED



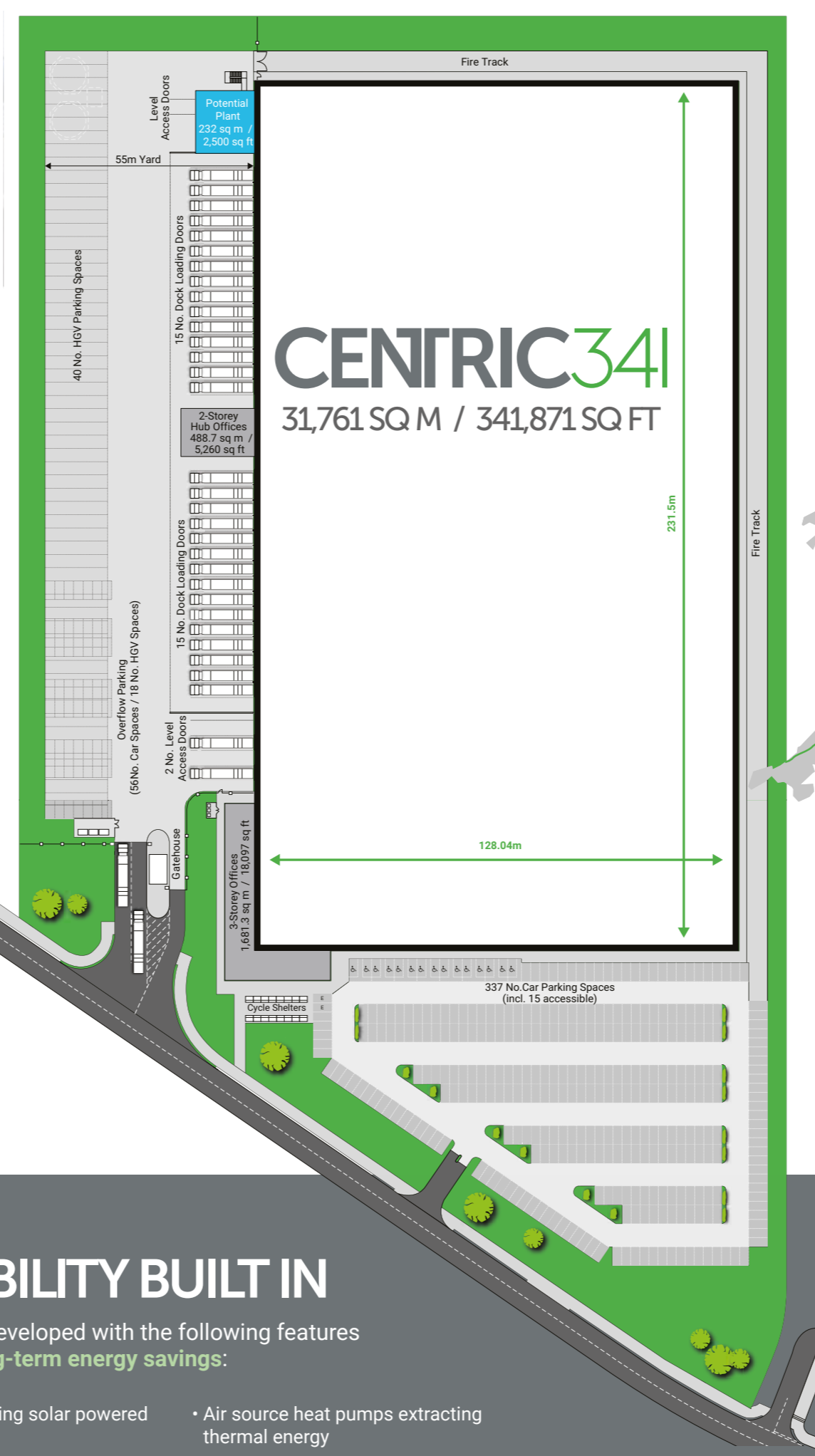
EPC A RATED

BREEM VERY GOOD (2014) RATED

### SUSTAINABILITY BUILT IN

The property has been developed with the following features enabling substantial long-term energy savings:

- Roof-fitted PV Panels providing solar powered water heating
- Highest standards of air tightness
- Rainwater harvesting
- 15% roof lights to warehouse
- Air source heat pumps extracting thermal energy
- Absence detection and daylight sensors on office lighting
- Electric Car charging points



### LARGE REACH HGV DRIVE TIMES

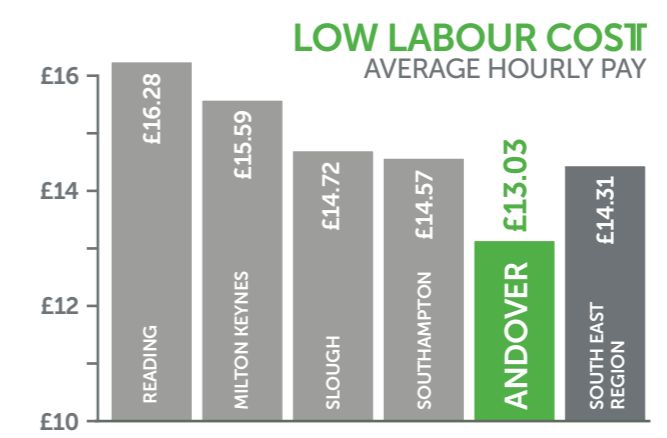
- 12.44 million people can be reached within 2 hour HGV drive time.
- 45.15 million people within a 4.5 hour HGV drive time, representing 71% of the total GB population.
- 75% of GB's 'Core Online Shoppers' can be reached within 4.5 hours.
- 75% of GB's 'Higher and Intermediate (AB) social grade' population can be reached in 4.5 hours.

### HIGHLY MOBILE LABOUR SUPPLY

Source: 2011 Census (updated 2016)

1.1 MILLION POPULATION WITHIN A 45 MINUTE DRIVETIME

83% HOUSEHOLDS WITH 1 OR MORE CARS COMPARED TO 74% UK AVERAGE



6.4%↑ PROJECTED POPULATION GROWTH BY 2026

24,900 EMPLOYED IN TRANSPORT AND STORAGE

Based within a 45 minute drivetime

