CENIRIC34

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



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‡ 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

NEWLY BUILT GRADE A WAREHOUSE



52 MINUTES TO M25/LONDON



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



[‡] Information correct at time of going to print

Source: Nomis 20

CLEAR HEIGHT

• 15 metres

LOADING

- 4 level access loading doors
- 30 dock levellers
- 1 plant access door

FLOOR LOADING

- 50 kN/m²
- 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)

HIGHEST SPECIFICATION UNIT

SQ FT SQ M

23,357 2,170

269 25 **341,871 31,761**

OFFICES

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

ROOFING AND CLADDING

Manufacturer guarantees available

ENVIRONMENTAL

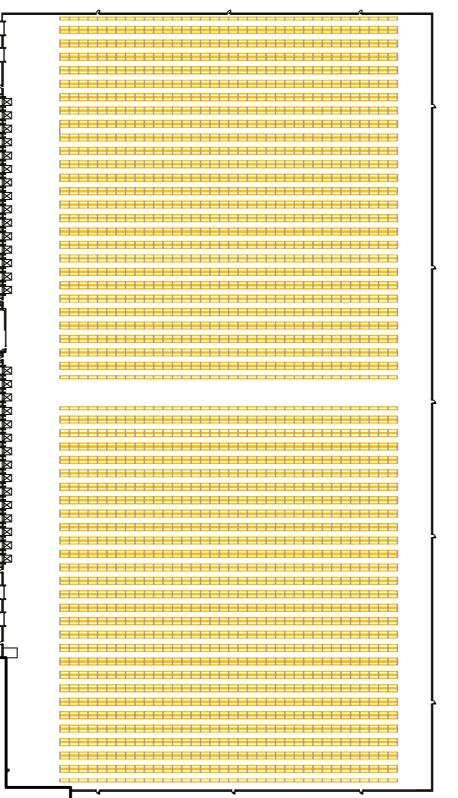
- EPC 'A' rating
- BREEAM 'Very Good'

RACKING OPITIONS TO SUIT

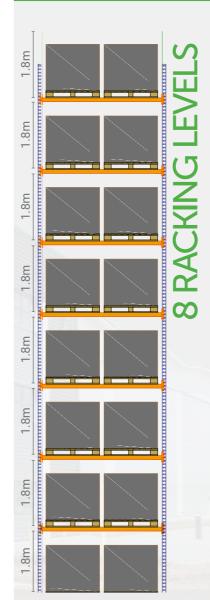
15 METRE CLEAR HEIGHT

VNA RACKING OPTION

PALLET CAPACITY = 62,208 LOCATIONS**

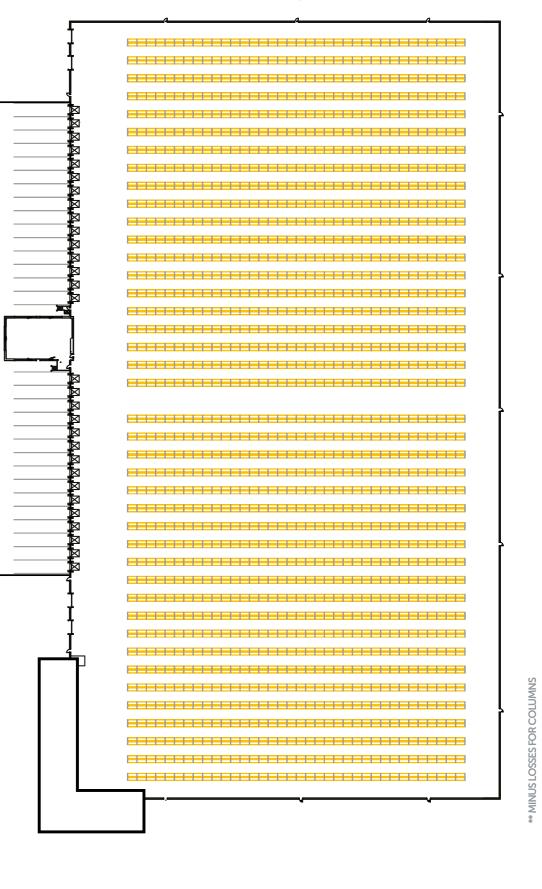






WIDE RACKING OPTION

PALLET CAPACITY = 46,080 LOCATIONS**



POTENTIAL FOR 4 MEZZANINE LEVELS

CENTRIC34

DOWNLOAD FULL PLANS FROM CENTRIC341.CO.UK





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

• Electric Car charging points



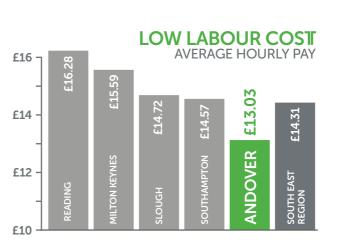
LARGE REACH HGV DRIVE TIMES

- 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

1.1 MILLION **POPULATION**

WITHIN A 45 MINUTE DRIVETIME



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

6.4%1

Based within a 45 minute drivetime



CENTRIC34

PRIME LOGISTICS PARK LOCATION WITH IMMEDIATE ACCESS TO DUAL CARRIAGEWAY.

CENTRIC341 is a brand new industrial/logistics facility located at Andover Business Park. The facility is currently the only standing building of this size serving West London and Southampton Port[‡] and is an ideal hub for the South East and West of the UK.

An established distribution location, the park has strong links to London, Southampton Port and the Midlands, being less than 9 miles from the A34, and 15 miles from the M3 and the national motorway network.

SUPERB CONNECTIONS

City	Distance	Car Drive Time
London/M25	48 miles	52 mins
Bristol	70 miles	1 hour 36 mins
Birmingham	121 miles	2 hours 10 mins
Manchester	204 miles	3 hours 44 mins
Leeds	219 miles	3 hours 47 mins

Seaport	Distance	Car Drive Time
Southampton	34 miles	43 mins
Portsmouth	48 miles	54 mins
London Gateway	109 miles	1 hours 57 mins
Felixstowe	172 miles	3 hours 1 mins

Source: AA Route Planner



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 $[\]ensuremath{^\ddagger}$ Information correct at time of going to print



Richard Evans richard.evans@eu.jll.com Ed Cole ed.cole@eu.jll.com David McGougan david.mcgougan@eu.jll.com



Mark Webster mark.webster@dtre.eu Jake Huntley jake.huntley@dtre.eu Alice Hampden-Smith alice.hampden-smith@dtre.eu



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