FOR SALE / TO LET
B1C, B2, B8

www.walworthbusinesspark.co.uk
Andover is a gateway location offering easy access to the west country, the South and to London via the A303 and A34 interchange. It has been chosen as the location for regional distribution centres for the CO-OP (400,000 sq ft), Ocado (250,000 sq ft) and Rich products (200,000 sq ft to be constructed) along with several larger occupiers such as Twinning’s, Vitacress, Able & Cole, Howard Tennes and Broker.
The property

Evolution 50 is a new high quality detached distribution warehouse building with integral first floor offices constructed on a prominent fully self contained site of 2.74 acres in a joint development by Kier Property and Test Valley Borough Council.

The unit is of steel portal frame construction with profile metal twin skin insulated cladding on a reinforced concrete slab. Evolution 50 benefits from a clear height of 10 metres, serviced by 2 dock level loading doors and 4 full height level access doors via a separate yard area with a depth of 41 metres which is accessible from Walworth Road. There are two separate office car parking areas.

The office is arranged over the first floor which overlooks Walworth Road and is accessible via a staircase.

 Specification

- 10 metres to underside of haunch
- 50kn sq m/1000 lbs per sq ft floor loading
- 2 x dock level and 4 x ground level full height loading doors
- Loading doors 5m(h) x 4m(w)
- Fully fitted first floor office
- 250KVA electricity supply
- Self-contained yard and loading area
- 106 car parking spaces (1 space per 45 sqm)
- All main services

Accommodation

<table>
<thead>
<tr>
<th></th>
<th>Warehouse</th>
<th>Office (first floor)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>48,119 sq ft</td>
<td>3,507 sq ft</td>
<td>51,626 sq ft</td>
</tr>
<tr>
<td></td>
<td>4,470 sq m</td>
<td>326 sq m</td>
<td>4,796 sq m</td>
</tr>
</tbody>
</table>

* measurements are approximate and are the GEA of the premises
Location
Evolution 50 is located in a prominent position on a corner plot at the junction of Walworth Road and Central Way on Walworth Business Park. 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.

Lease
The property is 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.

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

Price / Rent
On application.

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

Approximate travel distances/times
<table>
<thead>
<tr>
<th>Destination</th>
<th>Miles</th>
<th>Est Drive time</th>
</tr>
</thead>
<tbody>
<tr>
<td>A303</td>
<td>0.5</td>
<td>3 mins</td>
</tr>
<tr>
<td>M3 (J8)</td>
<td>13</td>
<td>13 mins</td>
</tr>
<tr>
<td>Basingstoke</td>
<td>22</td>
<td>26 mins</td>
</tr>
<tr>
<td>Southampton</td>
<td>30</td>
<td>35 mins</td>
</tr>
<tr>
<td>Portsmouth</td>
<td>46</td>
<td>45 mins</td>
</tr>
<tr>
<td>London/Heathrow/M25</td>
<td>56</td>
<td>64 mins</td>
</tr>
<tr>
<td>Midlands (M40)</td>
<td>66</td>
<td>70 mins</td>
</tr>
</tbody>
</table>

Viewing and further information

Andover Town Centre
A3093 Churchill Way
To A303 (M3)

To A3043

To Andover Town Centre

Walworth Road
Walworth Business Park
Andover | Hampshire | SP10 5LH

A joint development by

Walworth Road
Walworth Business Park
Andover | Hampshire | SP10 5LH

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This brochure and the descriptions and measurements contained herein do not form part of a contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. July 2017.