



WALWORTH
BUSINESS PARK

EVOLUTION 50

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



Up to: (4,796 sq m)

51,626 sq ft

FOR SALE / TO LET

B1C, B2, B8

www.walworthbusinesspark.co.uk

EVOLUTION 50

Strategically Located New Development

- 1 Londis
- 2 Orvis
- 3 Ocado
- 4 Petty Wood
- 5 Le Creuset
- 6 Twinings of London
- 7 Abe and Cole

EVOLUTION 50

Walworth
Road

3 mins to
A303
leading to J8 M3

To Andover
Town Centre

A343
to Newbury

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

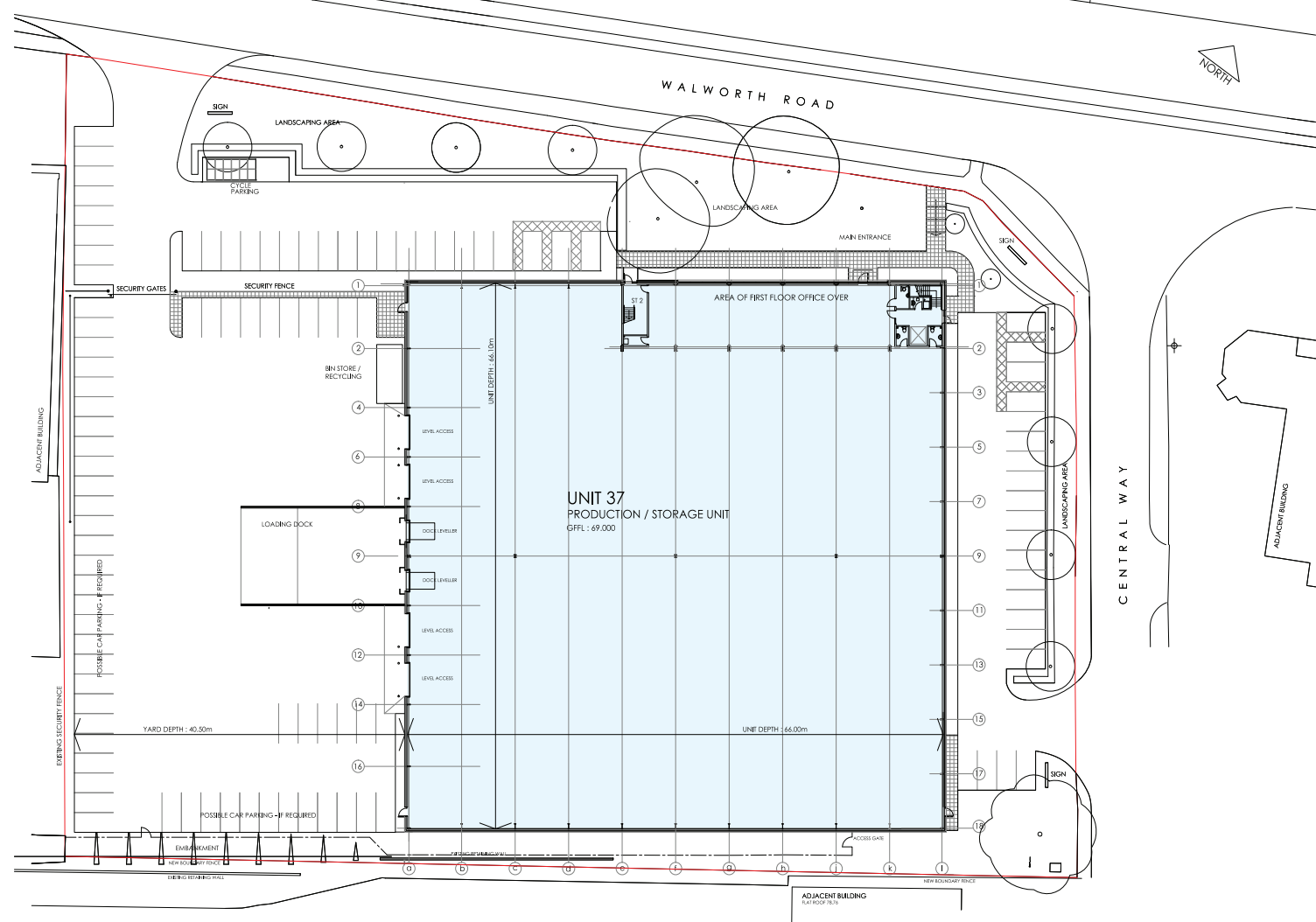
Evolution 50 is a new high quality detached distribution warehouse building with integral first floor offices constructed on a prominent fully self contained site of 2.74 acres in a joint development by Kier Property and Test Valley Borough Council.

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

Warehouse	48,119 sq ft	4,470 sq m
Office (first floor)	3,507 sq ft	326 sq m
Total	51,626 sq ft	4,796 sq m

* measurements are approximate and are the GEA of the premises

EVOLUTION 50

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

Destination	Miles	Est Drive time
A303	0.5	3 mins
M3 (J8)	13	13 mins
Basingstoke	22	26 mins
Southampton	30	35 mins
Portsmouth	46	45 mins
London/Heathrow/M25	56	64 mins
Midlands (M40)	66	70 mins

Source: AA Travel Watch



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



Viewing and further information



020 7493 4933
023 8023 2882

jll.co.uk/property

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

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

**Lambert
Smith
Hampton**

023 8033 0041
www.lsh.co.uk

Adrian Whitfield
e: awhitfield@lsh.co.uk

Dan Rawlings
e: drawlings@lsh.co.uk

A joint development by



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.