

Andovertradepark

Andover Trade Park, Weyhill Road, off the A303, Andover.

Recent lettings completed to:



CO-OP  
NDC

A303



A342



LAST UNIT  
REMAINING



New Trade Counter Development

LAST UNIT REMAINING TO LET

PROVIDING 3,982 SQ FT



Andover is expanding with a local population of 113,400 (Test Valley Borough Council) and set to grow further, with 3,500 new homes planned.



## The Development

Phase one – is fully occupied and comprises Mole Country Stores, McDonald's Drive-thru, YESSS Electrical, Premier Inn hotel, Brewers Fayre public house.

Phase two – is built and comprises five new trade counter units finished to a shell specification, ready for tenant fit out.

Unit 1 has been let to ERF Electrical, Unit 2 let to Toolstation, Unit 4 let to Salon Services and Unit 5 let to In 'n' Out.

## Tenure

The units are offered to let on Full Repairing and Insuring Leases incorporating five yearly upward only rent reviews. Rent on application.

## Planning

The units have consent for the storage and sales of goods primarily for the trade with ancillary showrooms and/or B8 uses. There are no restrictions on the construction of mezzanine floors.

## Specification

- A clear height of 6.5m
- Dedicated Loading Bay
- Dedicated Parking
- Full Height Roller Shutter Door (2.4m wide)
- Glazed Frontages
- Tenant Signage provision
- Landscaped Environment



## Schedule of Accommodation

(approximate GIA's)

UNIT 1	
UNIT 2	
UNIT 3	3,982 sqft
UNIT 4	
UNIT 5	
UNIT 6	
UNIT 7	
UNIT 8	
UNIT 9	

From  
Joule Road







## Location

Andover Trade Park is strategically located on the Weyhill Road roundabout at the junction of the A303/A342/A343.

## Travel Distances

Andover town centre	1 mile
Basingstoke	17 miles
Winchester	16 miles
Southampton	14 miles
Railway station	2 miles



A Development by

**CENTRAL & COUNTRY  
DEVELOPMENTS LTD**

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