

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	◆ERF
UNIT 2	TOOLSTATION
UNIT 3	3,982 ^{sqft}
UNIT 4	salonservices
UNIT 5	
UNIT 6	YESSS ELECTRICAL
UNIT 7	m <u>ele</u>
UNIT 8	<u>m</u>
UNIT 9	Premier Inn



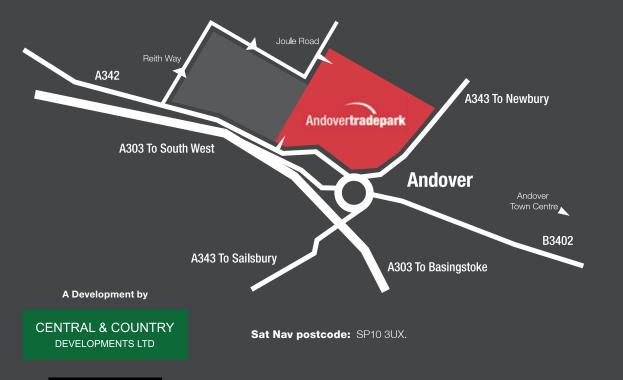


Location

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





T: 020 7399 5951 M: 07764 804359 E: phoebe.farrell@eu.jll.com Shaun Rogerson

T: 020 7087 5307 M: 07970 304392 E: shaun.rogerson@eu.jll.com







Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or any part of any contract. All liability, in negligence or otherwise, arising fromt he use of the particulars is herby excluded. (1/12/16)

www.andovertradepark.com