

# PLOT 81A

Suitable for a variety of uses including industrial and storage

**FOR SALE / TO LET**



Site of 0.76 acres

## The property

Prominently located at the southern end of Walworth Business Park on the roundabout junction of Columbus Way, Doughty Way, Livingstone Road and Scott Close, and next to the Household Waste Recycling Centre, the site is suitable for a number of potential uses (subject to planning) such as hotel, offices, industrial/warehouse, leisure and storage.



Plot 81A Walworth Business Park, Andover, Hampshire SP10 5LH

# P L O T 8 1 A

Suitable for a variety of uses including industrial and storage

## FOR SALE / TO LET

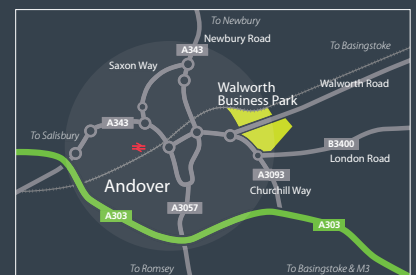
### The location

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.

Currently undergoing a major rejuvenation and redevelopment programme, Walworth Business Park occupiers include Twinings, Le Creuset, Londis and Petty Wood (Epicure Foods).

*If you are thinking of expanding or relocating your business, you'll find yourself in very good company.*

**W** WALWORTH  
BUSINESS PARK  
WHERE BUSINESS WORKS



For further information contact:

Andy Harding London  
e: [andy.harding@eu.jll.com](mailto:andy.harding@eu.jll.com)

David McGougan Southampton  
e: [david.mcgougan@eu.jll.com](mailto:david.mcgougan@eu.jll.com)

### Lease

The property will be 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.

### Terms

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

### Rent

On application.

### Legal Costs

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

**023 8023 2882**  
**020 7493 4933**

[jll.co.uk/property](http://jll.co.uk/property)

A major regeneration project by Kier for Test Valley Borough Council.



Misrepresentation Act 1985

Jones Lang LaSalle for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Jones Lang LaSalle has any authority to make or give any representation or warranty whatever in relation to this property. Date prepared 06/2014.