



Logistics City



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Logistics City Andover

TO LET | Walworth Business Park, Walworth Rd, Andover, Hampshire SP10 5LH

- Phase 1
- 2 brand new industrial / logistics units – commencing Q4 2026
- 31,700 sq ft – 63,012 sq ft

tradeandlogistics.co.uk

W WALWORTH
BUSINESS PARK

A joint development by:

Test Valley
Borough Council

KIER

An Extension to the existing Walworth Business Park



Phase 2 & 3

Phase I



Walworth Road

3 mins to A303
leading to J8 M3

Port of Southampton
33 miles, 44 mins

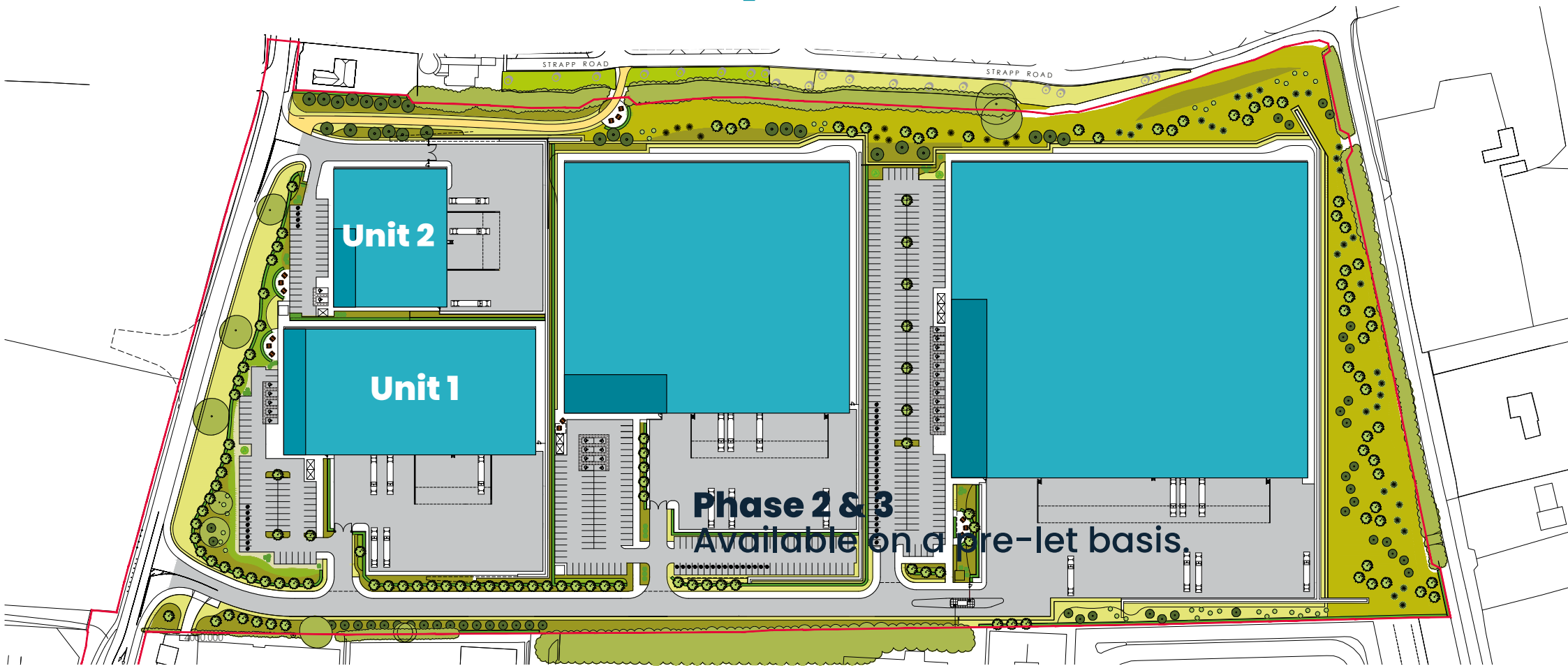


Southampton Airport
28 miles, 36 mins

To Andover
Town Centre

A343
to Newbury

Masterplan Phase 1



Unit 1	Sq m	Sq ft	Parking
Ground	5,405	58,179	65
First	449	4,833	
Total	5,854	63,012	

Unit 2	Sq m	Sq ft	Parking
Ground	2,662	28,654	33
First	283	3,046	
Total	2,945	31,700	

[Click unit number](#)
to view in detail

[Unit 1](#)

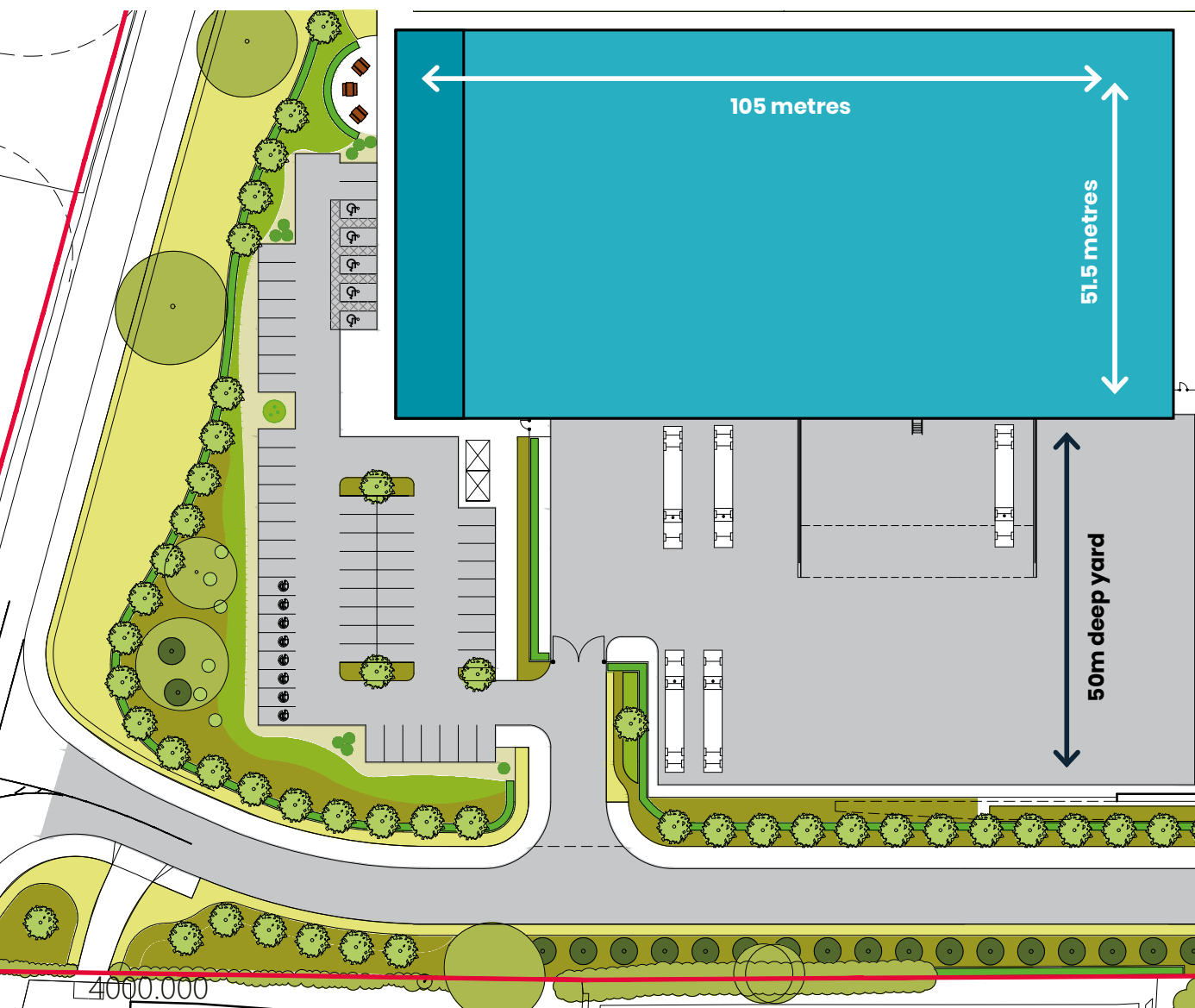
[Unit 2](#)

Unit 1

63,012 sq ft Speculative Unit
Commencing Q4 2026

	Sq m	Sq ft
Ground	5,405	58,179
First	449	4,833
Total	5,854	63,012

Approx. GEA areas.



2 electric level
loading doors



12m clear
eaves height



6 dock
loading doors



Floor loading
50kN sq m



50m deep
secure yard



First floor grade A
fitted offices



High quality
exterior finish



Pallet capacity
of 7,854



500 KVA power supply
(upgrade available)



PV roof panels



Shell mezzanine
to all units



Fibre broadband



Male & Female
Toilets



65 car parking
spaces



Showers



B2, B8 planning
use classes



Double glazed
windows with
anti-glare



Steel insulated
roof with 15%
roof lights

Unit 1

Unit 2

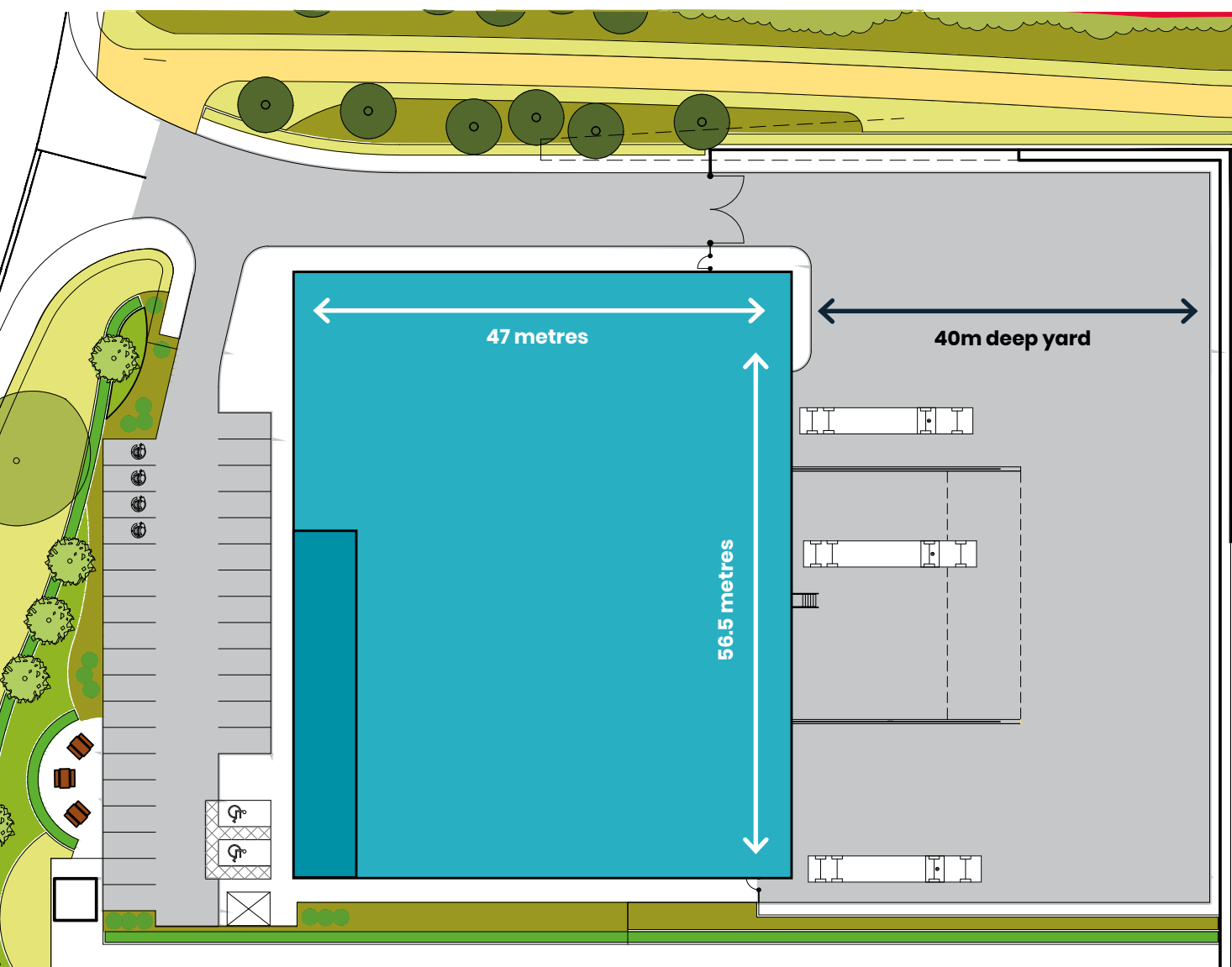
Click to review each
unit in more detail

Unit 2

31,700 sq ft Speculative Unit
Commencing Q4 2026

	Sq m	Sq ft
Ground	2,662	28,654
First	283	3,046
Total	2,945	31,700

Approx. GEA areas.



2 electric level loading doors



10m clear eaves height



4 dock loading doors



Floor loading 50kN sq m



40m deep secure yard



First floor grade A fitted offices



High quality exterior finish



Pallet capacity of 3,360



500 KVA power supply (upgrade available)



PV roof panels



Shell mezzanine to all units



Fibre broadband



Male & Female Toilets



33 car parking spaces



Showers



B2, B8 planning use classes



Double glazed windows with anti-glare



Steel insulated roof with 15% roof lights

Unit 1

Unit 2

Click to review each unit in more detail

Sustainability

Logistics City Andover is market leading in terms of environmental credentials, ensuring our developments and the materials used are sustainable.

From the initial design through to the final completion, our units are built with sustainable materials and energy efficient features, ensuring a lower environmental impact as well as reduced end-user Costs.



Targeting
BREEAM rating
Excellent



Energy efficient
LED lighting



Cycle facilities
provided



Soft
landscaping



Target EPC
Rating - A



Fresh air
ventilation



Sustainable
construction
materials



Life Cycle
Analysis (LCA)



PV roof panels &
15% roof lights



Electric vehicle
charging



Highly efficient
building,
reducing costs



**Built for
efficiency**



Logistics City Andover is a gateway location offering easy access to the west country, the South and to London via the A303 and A34 interchange.

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.

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) along with several larger occupiers such as Twinning's, Vitacress, Able & Cole and Howard Tennes.

Planning

Full detailed consent has been granted for 452,439 sq ft (42,033 sq m) of B2 and B8 uses.

Lease

Units will be available on full repairing and insuring leases for a term by arrangement subject to rent reviews in an upwards direction only at five yearly intervals.

Rent

On application.

Legal Costs

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



SatNav

Walworth Business Park,
Walworth Rd, Andover,
Hampshire
SP10 5LH

what3words
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Access, workforce and opportunity



Drive time

25 minutes

45 minutes



Logistics City Andover

Is well positioned to support defence industry businesses, many of which are located within the catchment area.



The South-East region

Has the highest Ministry of Defence direct expenditure in the UK at £7.1 Billion (25% of UK) with some 38,700 associated direct jobs.



Aerospace Defence and Space Group (ADS)

The UK's defence industry trade body, has 143 member locations in Hampshire. The highest of any county outside of London.



The logistics sector makes up over 5% of total employment

in the catchment area, higher than the regional average.

Catchment Population/Growth to 2030

Trade Area	Population	Households	Growth 2024-30%
25 minutes	344,000	141,000	3.3%
45 minutes	1,812,000	745,000	2.9%

Catchment Socio-Economic Group

Trade Area	Higher Earning Occupations	Transport & Storage Jobs	Index (Hampshire = 100)
25 minutes	65%	8,500	108%
45 minutes	64%	45,500	105%



Daily traffic count (within Walworth BP)

7,326



Daily traffic count (adjacent to A3093)

16,891



Test Valley Active Businesses

5,895



Test Valley Employment Rate (16-64 years)

85.9%

(GB average 76.6%)



CGI: Unit 1, Logistics City

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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed and nor do they form part of any contract or warranty. All dimensions, distances and floor areas are approximate and are given for guidance purposes only (May 2026).