

FOR SALE / TO LET



**GLENMORE**

**BUSINESS PARK**

COLEBROOK WAY · WEYHILL ROAD · ANDOVER · HAMPSHIRE

**A DEVELOPMENT OF NEW  
INDUSTRIAL/WAREHOUSE UNITS**



Landscaped site with offices and car parking

**776 – 25,684 ft<sup>2</sup> (72.1 – 2,386.1 m<sup>2</sup>) approx.**

**GENERAL AMENITIES**

- 5.2/6.2 m minimum eaves
- Concrete floor to warehouse
- Roller shutter loading doors
- 3 phase power
- Double glazed window units
- First floor for office provision/storage (*Phase I*)
- Fitted first floor offices (*Phase II*)
- On-site car parking
- Landscaped surroundings

**VIEWING**

Strictly by appointment through the joint agents:

**DREWEATT  
NEATE**

35 LONDON STREET ANDOVER SP10 2NU  
**01264 342300**

**Stratfords  
Commercial**

CHARTERED SURVEYORS

1/3 London Street, Andover, Hampshire SP10 2NU  
**01264 351622**



**VAIL WILLIAMS**

**023 8082 0900**

**01256 489800**

[www.vailwilliams.com](http://www.vailwilliams.com)

another **GLENMORE** development



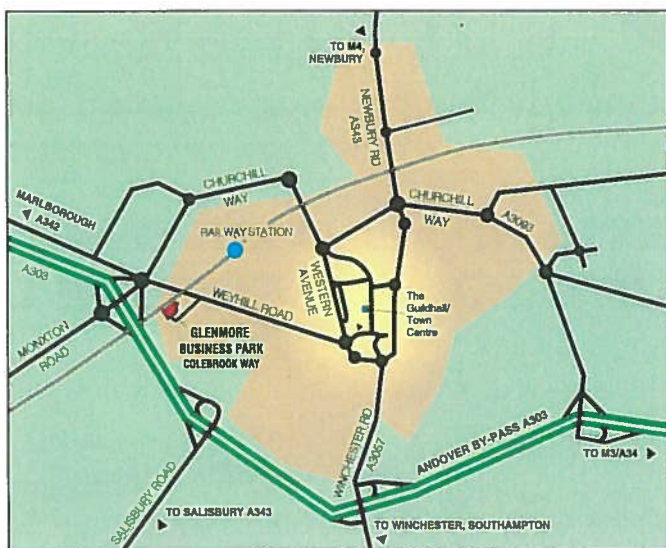
# GLENMORE BUSINESS PARK

COLEBROOK WAY · WEYHILL ROAD · ANDOVER · HAMPSHIRE

## LOCATION

The Glenmore Business Park is located off Weyhill Road, Andover about one mile from the town centre and adjacent to the main London to Exeter railway line.

The development is accessed off Colebrook Way through the popular Torgate Industrial Estate.



Andover is an expanding town with a population in the region of 40,000 with major local occupiers including Londis, Ducal, Twinings, SSI Schaefer and Britax Excelsior.

## COMMUNICATIONS

The Weyhill Road (B3402) offers direct access to the A303 dual carriageway, which links to junction 8 of the M3 to Basingstoke (18 miles), London and the M25. The A303 also gives easy access to the A34 dual carriageway (7 miles to the east) which serves the south coast ports and the Midlands with Newbury 17 miles and Winchester 15 miles. Main line rail service to London (Waterloo) 70 minutes.

## DESCRIPTION

The new accommodation will be of steel portal frame construction clad with facing brick and profiled steel cladding under pitched clad roofs.

## TERMS

**Freehold** – Units are available on a freehold basis. Further details upon application.

**Leasehold** – New full repairing and insuring leases are also available.

## VALUE ADDED TAX

Value Added Tax will be payable on all leases and freehold sales.

## LEGAL COSTS

Each party will pay their own legal costs in connection with the preparation and completion of documentation.

## VIEWING

Strictly by appointment through the joint agents.

BLOCK	UNIT	GROUND sq. ft.	FIRST sq. ft.	TOTAL sq. ft.
ONE	1	1,781	813	2,594
	2	1,174	535	1,709
	3	1,176	535	1,711

TWO	4	801	364	1,165
	5	537	239	776
	6	537	239	776
	7	537	239	776
	8	537	239	776
	9	1,087	500	1,587
	10	1,087	500	1,587
	11	537	239	776
	12	537	239	776
	13	537	239	776
	14	537	239	776
	15	801	364	1,165

THREE	16	1,176	535	1,711
	17	1,174	535	1,709
	18	1,781	813	2,594

FOUR	19	4,956	1,239	6,195
	20	4,956	1,239	6,195

FIVE	21	2,449	1,230	3,679
	22	2,449	1,230	3,679
	23	4,908	1,187	6,095
	24	4,908	1,187	6,095
	25	4,929	1,207	6,136

All measurements are approximate gross external



Site Plan