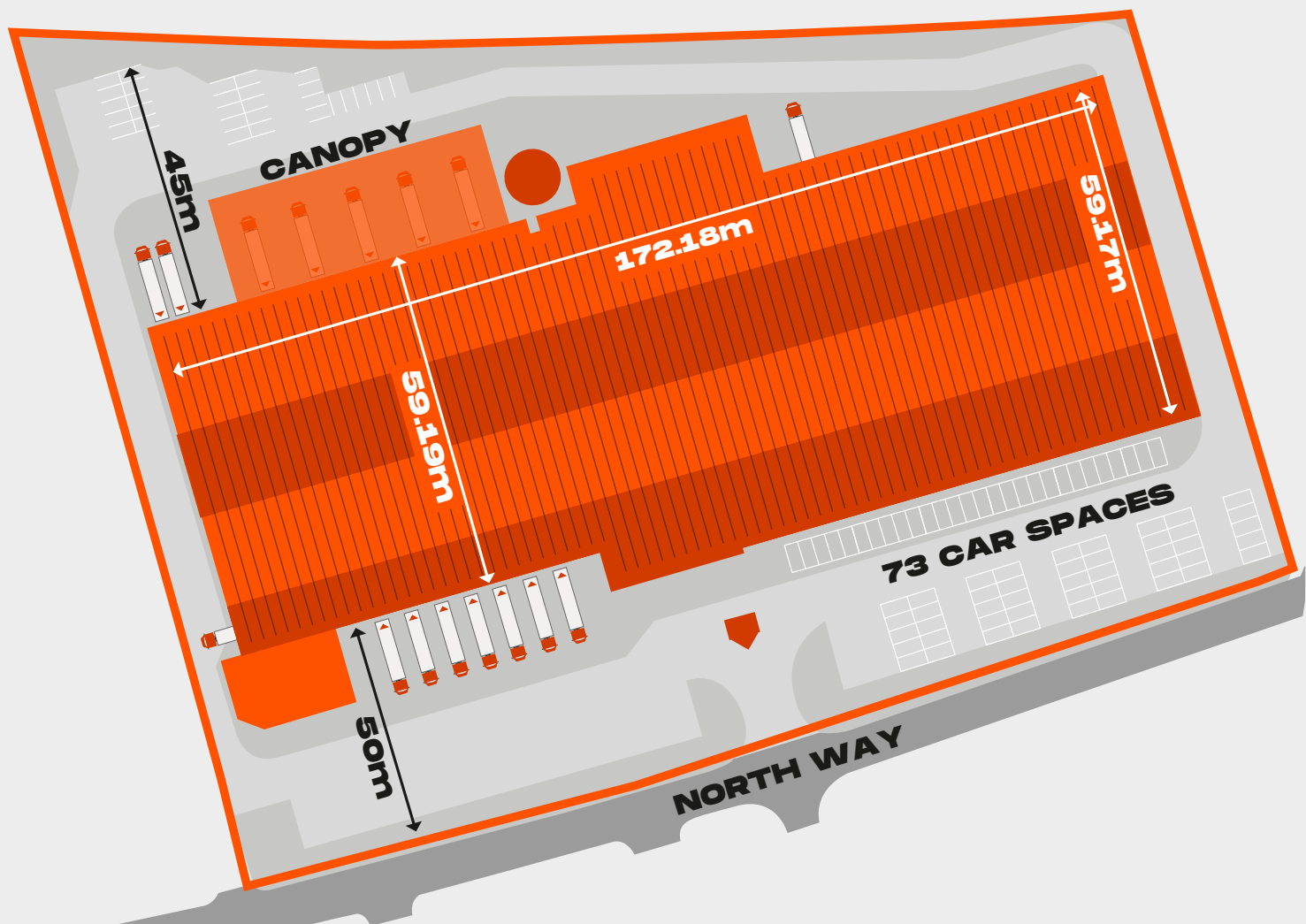
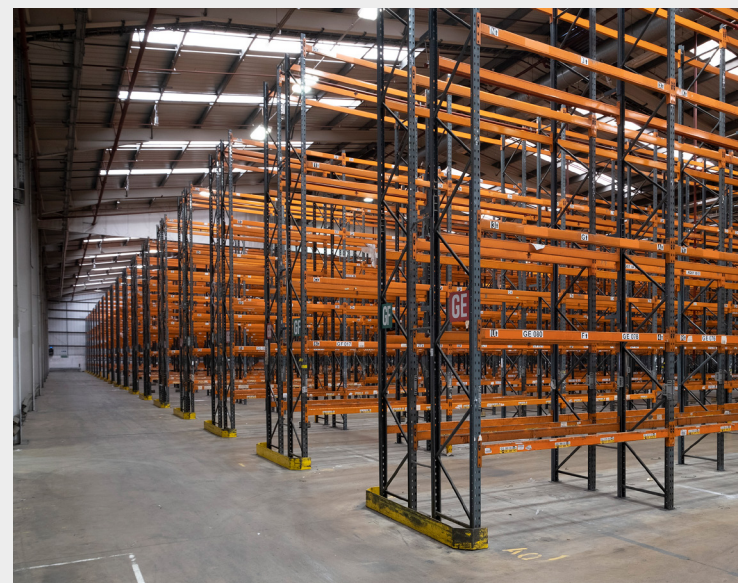


121,078 Sq Ft
Industrial Unit To Let
Refurbishment Complete

Orbit 121

Walworth Industrial Estate,
Andover, SP10 5LQ











Description

A modern detached cross docked warehouse with the advantage of 360-degree vehicle circulation. The unit offers an internal eaves height of 10m and provides 14 loading doors (8x dock level & 6x surface level) with racking in-situ and a 2 storey office block.

Accommodation (GIA)

AREA	SQ FT	SQ M
Warehouse	114,530	10,640.2
Ground Floor Office	3,152	292.8
First Floor Office	3,030	281.5
Storage	235	21.8
Security Hut	131	12.2
Total	121,078	11,248.5
Canopy	9,815	911.84

Specification

-  10m Internal Eaves Height
-  40-50m Yard Depths
-  8 Dock Level Loading Doors
-  2 Storey Office
-  6 Ground Level Loading Doors
-  700k VA Power
-  360 Degree Circulation
-  73 Car Parking Spaces



Location

Orbit 121 is situated within the well established Walworth Industrial Estate. The estate is positioned with close proximity to the A303 on the eastern side of the Andover ring road (A3093). Orbit 121 is strategically located, with the M3 (J8) and M4 (J13) offering access to the national motorway network.

Labour Supply

81.5%

The working age population is higher than the GB average of 78.9%



At 3.0%, unemployment is 0.6% higher than the current UK average



17.6% of local employee jobs are in manufacturing, transport and storage

11.9%

Full time gross weekly pay is 11.9% less than the UK average

Connections

ROAD	MILES
A303	1.6
A34	7.0
M3 – J8	13.9
M4 – J13	21.5
TOWNS/CITIES	MILES
Basingstoke	22.1
Southampton	29.4
London	69.7
Birmingham	120.6
AIRPORTS	MILES
Heathrow	52.1
Bristol	74.5
Gatwick	78.1
London Luton	84.9

Terms

Terms upon application.

Legal Costs

Each party is to bear their own legal costs.

EPC

The property has a rating of C 62.

Further Information

For further information please contact:



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