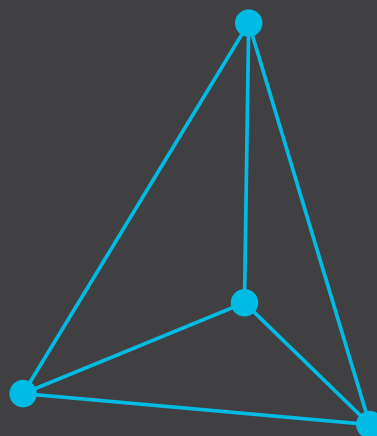


EVERY ANGLE° COVERED

A new 336,800 sq ft industrial/
logistics facility available for
occupation Q1 2016

Andover | Hampshire | A303/A343
SP11 8EZ

A JOINT DEVELOPMENT BY:



ANGLE
340°

AT ANDOVER BUSINESS PARK

A DEVELOPMENT WHERE IT ALL ADDS UP

A NEW 336,800 SQ FT
INDUSTRIAL/LOGISTICS
FACILITY AVAILABLE Q1 2016

DIRECT ACCESS TO THE A303
THROUGH TO A34 AND NATIONAL
MOTORWAY NETWORK

BUILT TO THE HIGHEST GRADE A
SPECIFICATION WITH A BREEAM
'VERY GOOD' RATING

Angle 340° is a new industrial/logistics facility located at Andover Commercial Park, an established warehouse location.

This facility will be built to the highest specification and benefits from being less than 9 miles to the A34, 15 miles to the M3 and the national motorway network. The building will be available for occupation in Q1 2016.



CGI for illustrative purposes only

THE SUM OF THE PARTS

SCHEDULE OF AREAS

The facility will provide the following approximate gross internal floor areas (GIA);

Warehouse	314,675 sq ft	29,234 sq m
Three Storey Offices	16,825 sq ft	1,563 sq m
Hub Offices	5,000 sq ft	465 sq m
Gatehouse	300 sq ft	28 sq m
Total	336,800 sq ft	31,290 sq m
Plant (Future tenant fit-out)	3,500 sq ft	232 sq m

SPECIFICATION

Clear Height

- 15 metres

Loading

- 4 level access loading doors
- 30 dock levellers
- 1 plant access door

Floor Loading

- 50kN/m2
- 9 tonne rack leg load

Yard Depth

- Minimum 55 metres

Car Parking

- 337 spaces including 15 disabled
- 56 spaces in overflow

HGV Parking

- 72 spaces (inc. 32 loading)
- 18 additional HGV spaces in overflow

Offices

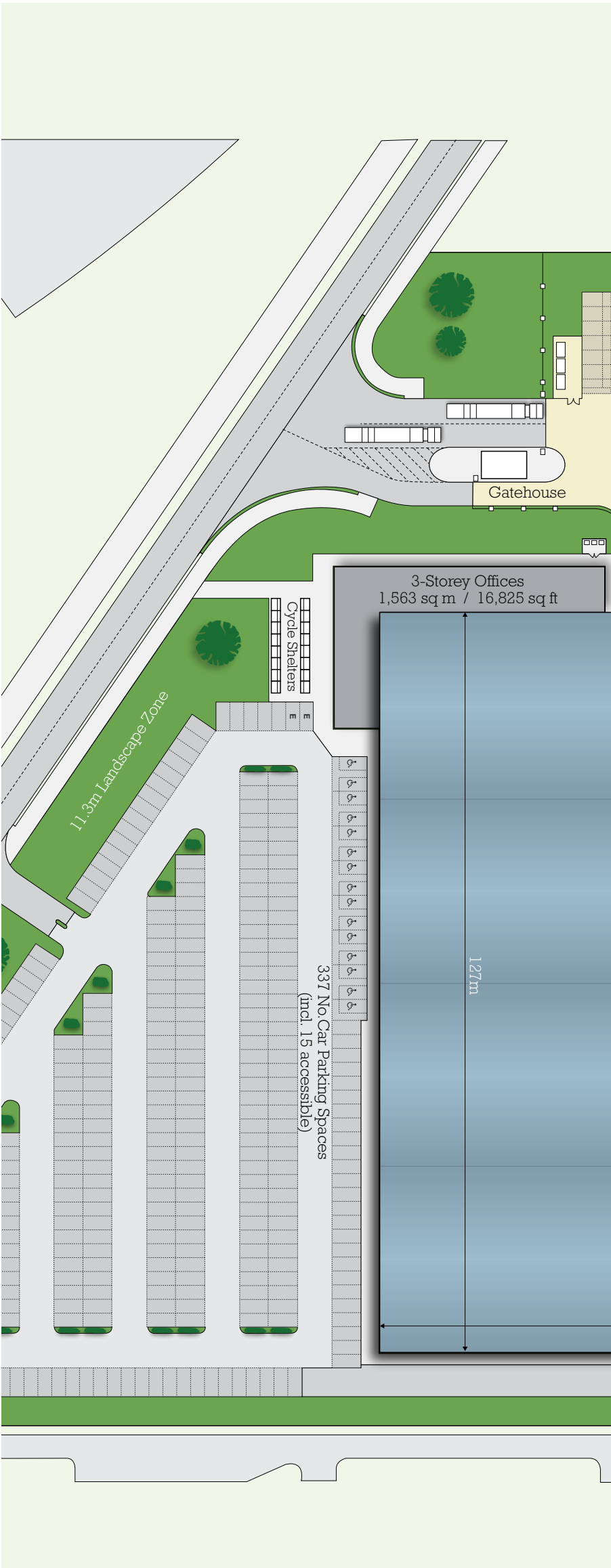
- Fully finished to Cat A fit out
- Heating, cooling and ventilation systems
- 500 lux lighting

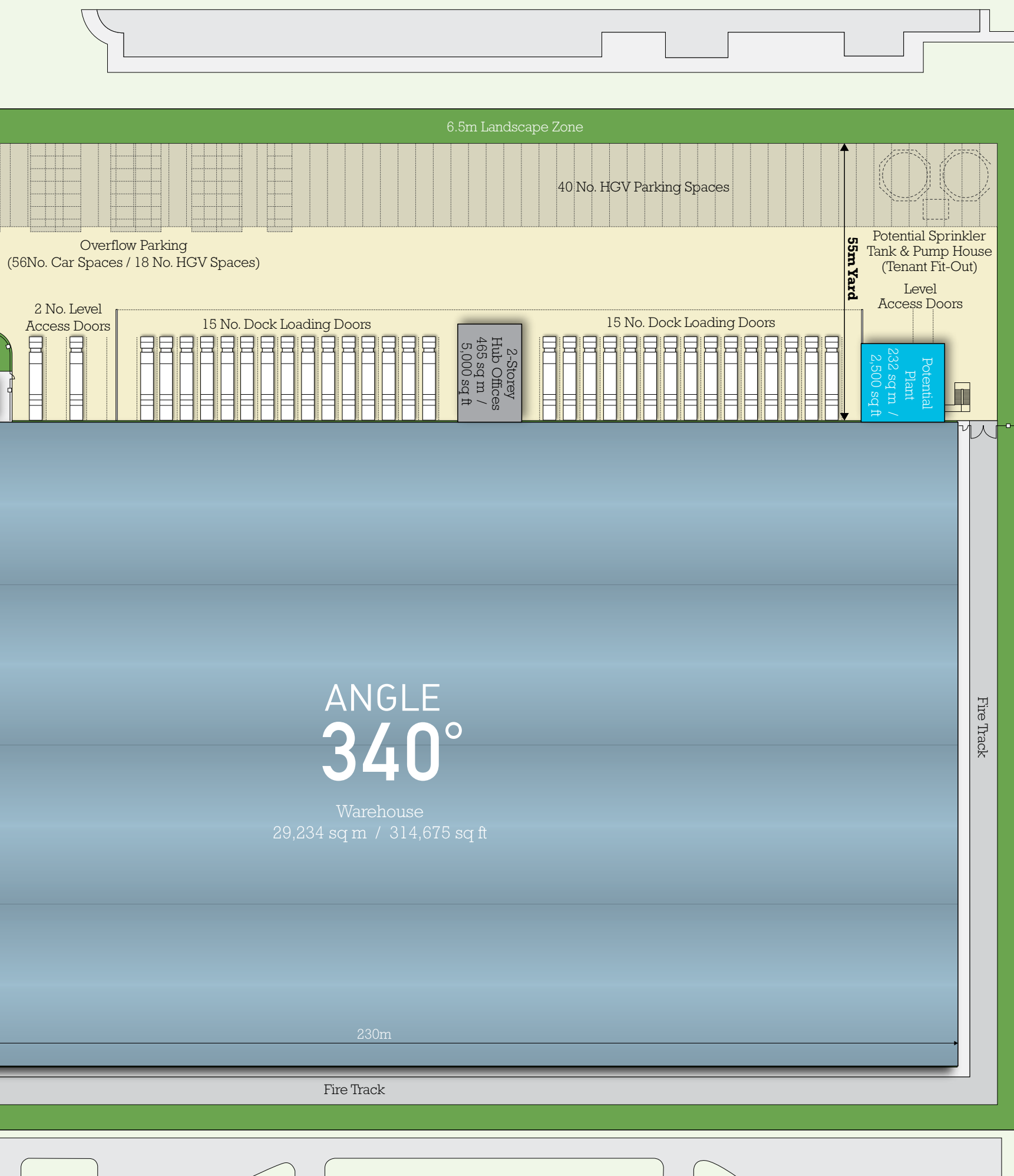
Roofing and Cladding

- Manufacturer guarantees available

Environmental

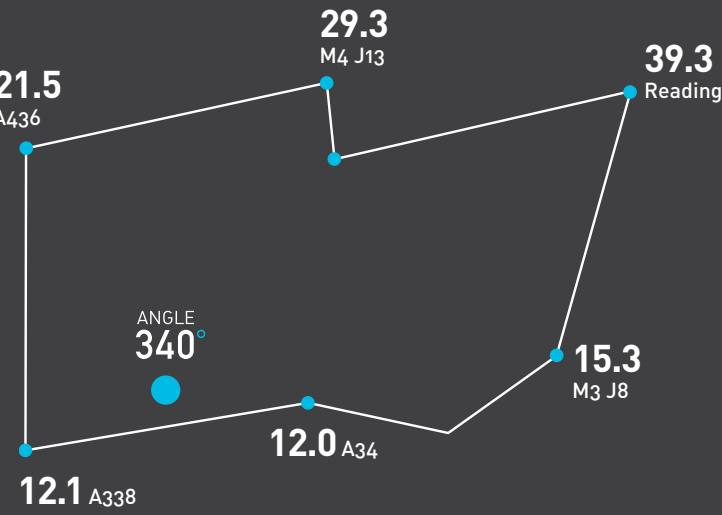
- The EPC rating for the base build works is to achieve an 'A' rating with BREEAM 'Very Good'



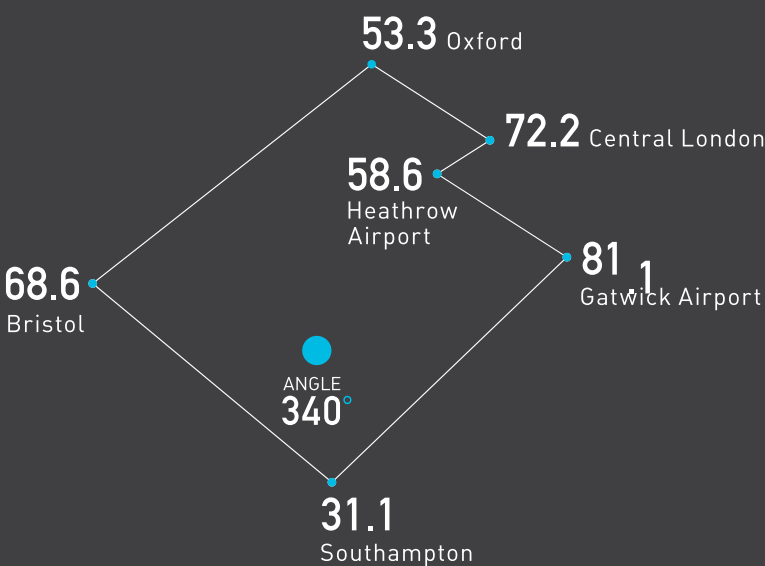


PLOT YOUR ROUTE

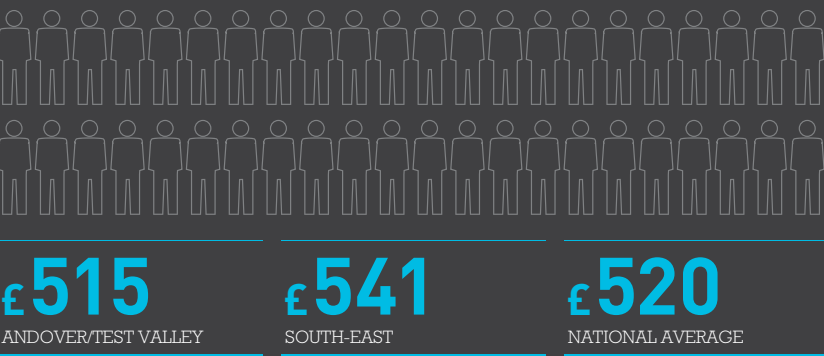
KEY CONNECTIONS (MILES)



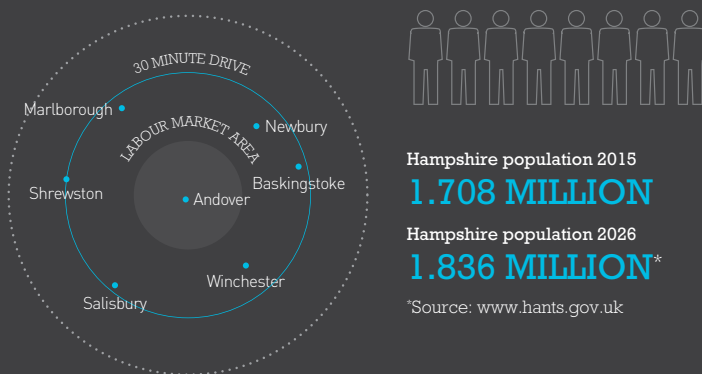
POINTS OF INTEREST (MILES)



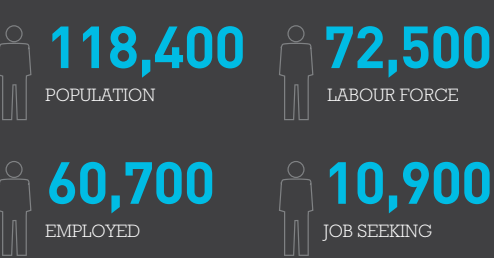
COMPETITIVE WORKFORCE GROSS WEEKLY EARNINGS



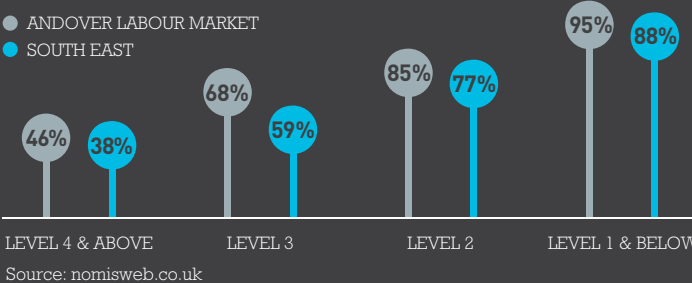
POTENTIAL LABOUR POOL



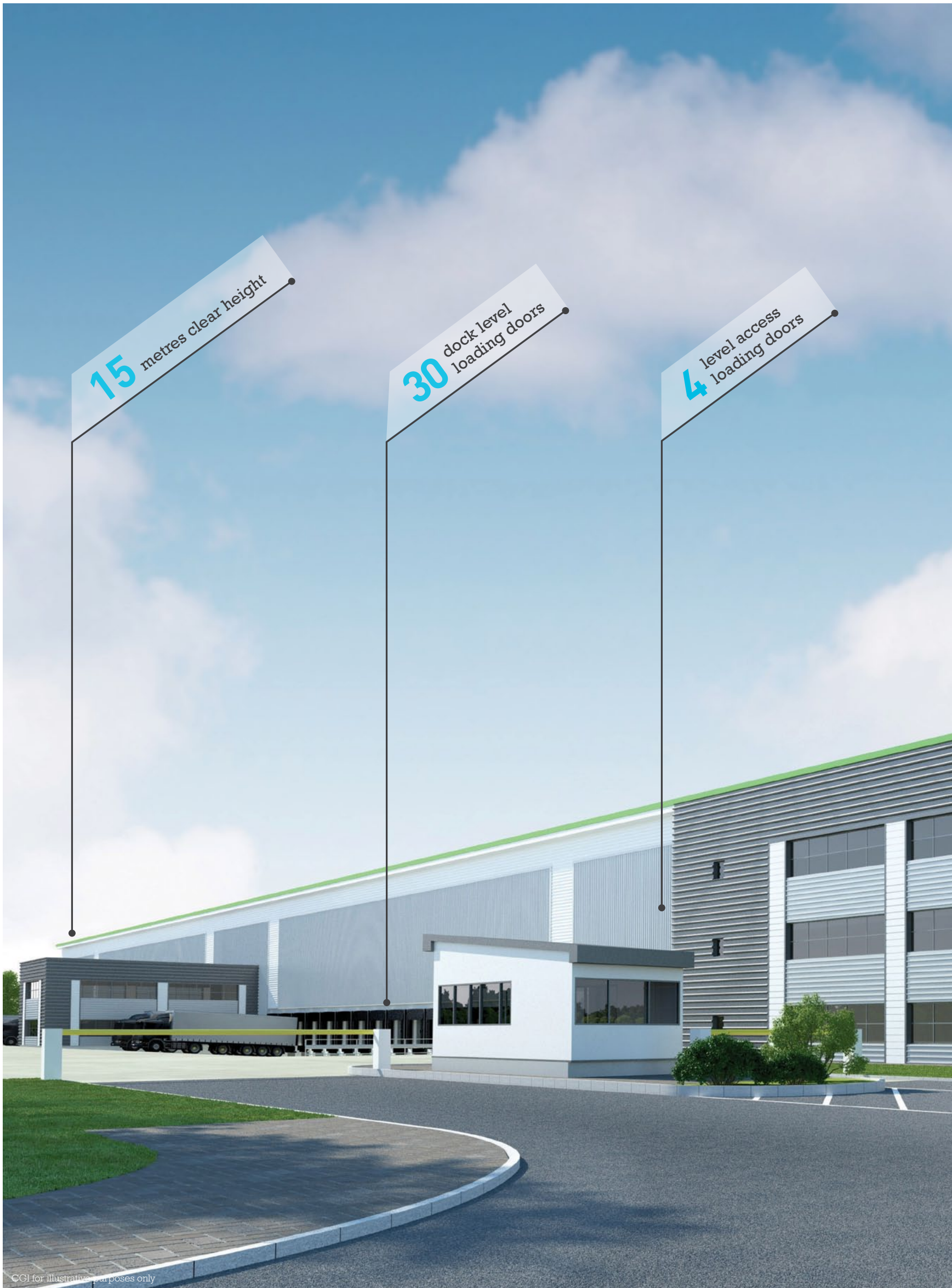
ANDOVER LABOUR MARKET



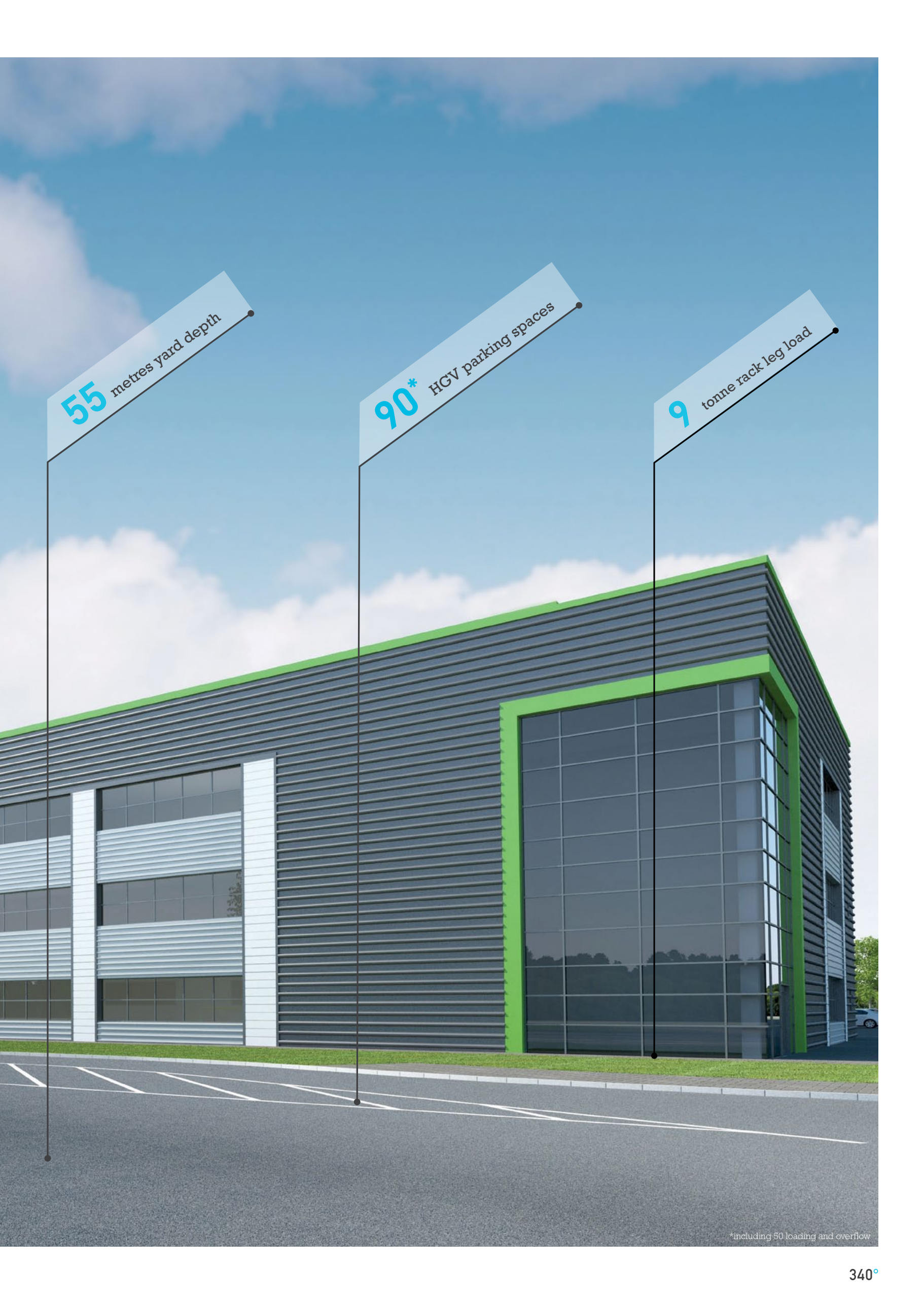
WORKFORCE SKILLS



Source: maps.google.co.uk



CGI for illustrative purposes only



55 metres yard depth

90* HGV parking spaces

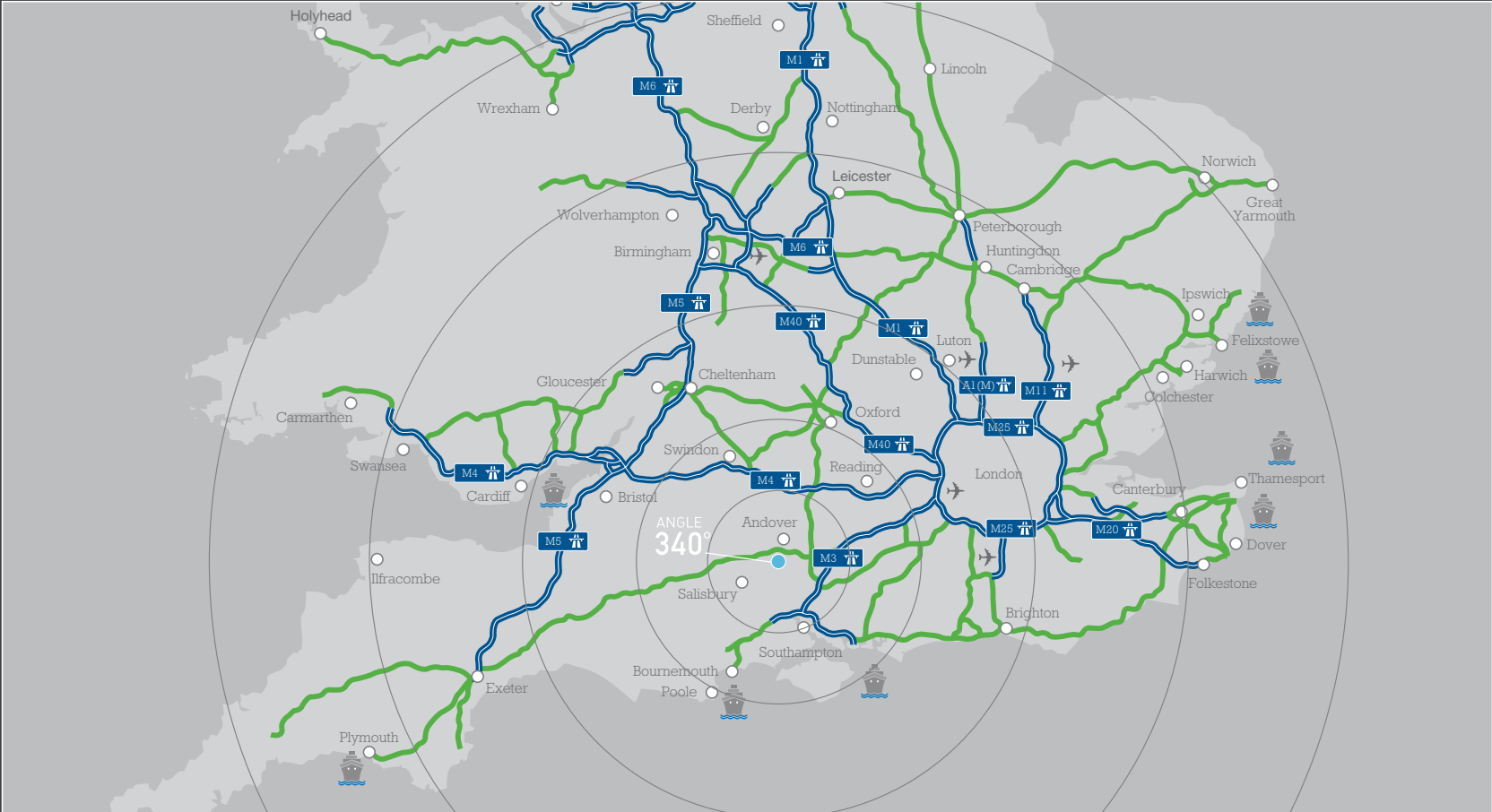
9 tonne rack leg load

*including 50 loading and overflow

Angle 340° is located within the established Andover Business Park, approximately 2.4 miles from Andover town centre, providing local access to 71,500 people of a working age (Test Valley Borough). The town is growing with 3,500 new homes under construction or planned.

SAT NAV: SP11 8EZ

The park benefits from direct access to the A303 dual carriageway which directly connects to the A34 and M3, linking to the wider motorway network.



Angle 340° is a joint development by Anglesea Logistics Partnerships, a UK focused real estate investment management company and Goodman, an integrated property Group which owns, develops and manages industrial and business space globally.

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