

TO LET/SALES WILL BE CONSIDERED

22 UNITS

MULTI LET INDUSTRIAL LOGISTICS PARK

1,313 sq ft - 27,674 sq ft



ALRESFORD
BUSINESS PARK

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alresfordbusinesspark.co.uk

abp ALRESFORD BUSINESS PARK

Alresford Business Park is situated prominently on the A31 just 7 miles northeast of the historic cathedral city of Winchester. It lies 1 mile south of New Alresford, known as "The Watercress Capital", which sits alongside the clear waters of the River Alre and is home to the Mid Hants Railway "Watercress Line," a preserved steam railway.



709,000

people live within a 30 minute drive time



1,200 - 1,500

new homes being delivered over the next 3 years within a 15 - 20 minute drive



46,796

vehicles pass the site on the A31 every day



3 million

people within a 1 hour drive time

Source Winchester city council



BRAND NEW GRADE A INDUSTRIAL LOGISTICS UNITS

The first phase of development is expected to be completed in Qx 202x, and comprises xx industrial / warehouse units of steel portal frame construction with metal and timber clad elevations beneath a pitched roof. Each of the units come complete with mezzanine floors as per the accommodation table. The specific uses designated for the units are E(g), B2 and B8 - Unit 1 is limited to E(g) and B8

The different units benefit from clear eaves heights of between 6.5m and 10m, electric level access loading doors and Units 1, 7, 8, 9 and 22 have yard depths in excess of 29m. Roof lights are installed on each unit and the rest of the roof areas have a solar PV system providing green electricity to the development.

The units will be built to high energy efficiency standards, targeting EPC ratings of A and Energy consumption and water efficiency 'Excellent' standard of BREEAM New Construction 2018 V6.1.

Externally, the units have dedicated car spaces including disabled parking spaces as shown in the schedule of the accommodation table. There will be EV Charging points for each Unit.

B2B8

E(g) B2 & B8
Unit1 E9g) & B8



Eaves heights
6,5m - 10,0m



Floor Loading
40kN



Electric level
loading doors



Roof mounted
PV panels



Roof lights



EV charge points
1 per unit



Mezzanine
floors



Units, 1, 7, 8, 9 & 22
yard depths 28 - 40m



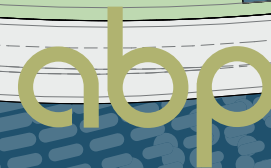
On site
car spaces



EPC rating
target A

BREEAM®

BREEAM rating
Excellent



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ACCOMMODATION SIZES TO SUIT EVERYONE

UNIT	GROUND FLOOR (GIA)	MEZZANINE FLOOR GIA	TOTAL	EAVES HEIGHT	PARKING SPACES
1	8,299 sq ft	1,464 sq ft	9,763 sq ft	6.5 m	22
2	1,485 sq ft	506 sq ft	1,991 sq ft	6.5 m	6
3	1,464 sq ft	506 sq ft	1,970 sq ft	6.5 m	6
4	1,485 sq ft	517 sq ft	2,002 sq ft	6.5 m	6
5	2,207 sq ft	753 sq ft	2,960 sq ft	6.5 m	7
6	2,207 sq ft	753 sq ft	2,960 sq ft	6.5 m	7
7	22,346 sq ft	2,336 sq ft	24,682 sq ft	10.0 m	37
8	14,338 sq ft	2,411 sq ft	16,749 sq ft	10.0 m	27
9	22,959 sq ft	2,400 sq ft	25,360 sq ft	10.0 m	25
10	2,120 sq ft	517 sq ft	2,637 sq ft	6.5 m	5
11	2,056 sq ft	538 sq ft	2,594 sq ft	6.5 m	4
12	2,056 sq ft	538 sq ft	2,594 sq ft	6.5 m	3
13	2,120 sq ft	517 sq ft	2,637 sq ft	6.5 m	3
14	1,001 sq ft	334 sq ft	1,335 sq ft	6.5 m	3
15	980 sq ft	334 sq ft	1,313 sq ft	6.5 m	4
16	980 sq ft	334 sq ft	1,313 sq ft	6.5 m	3
17	1,001 sq ft	334 sq ft	1,335 sq ft	6.5 m	4
18	1,001 sq ft	334 sq ft	1,335 sq ft	6.5 m	4
19	980 sq ft	334 sq ft	1,313 sq ft	6.5 m	5
20	980 sq ft	334 sq ft	1,313 sq ft	6.5 m	4
21	1,001 sq ft	334 sq ft	1,335 sq ft	6.5 m	4
22	24,929 sq ft	2,745 sq ft	27,674 sq ft	10.0 m	42
TOTAL	117,994 sq ft	19,171 sq ft	137,164 sq ft		231



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STRATEGIC HUB BETWEEN LONDON & THE SOUTH COAST

New Alresford Business Park sits strategically along the A31 road in Hampshire, providing convenient east-west access across southern England.

Just 7 miles northeast of the historic cathedral city of Winchester, the town is well-positioned for commuters and travellers. The A31 connects New Alresford to major transport routes, with Alton about 10 miles to the east and Southampton, one of England's principal ports, approximately 20 miles to the southwest. Portsmouth, another significant naval and ferry port, lies 25 miles south.

The M3 motorway is accessible via Winchester, offering rapid connections to London (about 60 miles northeast) and the broader UK motorway network.

This location gives New Alresford residents and businesses access to major commercial centres while maintaining its rural Hampshire setting.



	DISTANCE	TIME
Winchester	8 miles	15 mins
Chichester	36.4 miles	54 mins
Southampton	19.3 miles	32 mins
Portsmouth	30.4 miles	42 mins
Salisbury	35.2 miles	64 mins



	DISTANCE	TIME
A31	0.2 miles	2 mins
M3 J10	8.4 miles	24 mins
M27 J5	19.4 miles	26 mins



	DISTANCE	TIME
Southampton Airport	18.2 miles	24 mins
Gatwick Airport	62.8 miles	84 mins
Heathrow Airport	48.5 miles	67 mins



	DISTANCE	TIME
Southampton Port	20.8 miles	39 mins
Portsmouth Dock	22.1 miles	41 mins





SMART, SUSTAINABLE, SUCCESSFUL



ESG

MEETING ESG STANDARDS

BREEAM®

TARGETING - 'EXCELLENT'



Roof lights



EV Charging points



Roof mounted PV Panels



Cycle parking

A 0-25

EPC RATING 'A'



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