

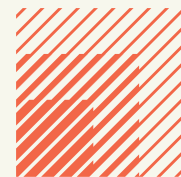


Unit 6 Cracknore Industrial Park

Harbour Close, Marchwood,
Southampton SO40 4AF

FOR SALE / TO LET

662.76 sq. m (7,134 sq. ft)



**HELLIER
LANGSTON**

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Description

The property comprises a detached clear span industrial / warehouse unit of steel portal frame construction with insulated profile steel cladding to walls and roof including approximately 10% translucent roof lights.

The unit benefits from two loading doors, one to the front measuring 9m width x 5.9m height and one to the side measuring 5.09m width by 4.79m height.

Internally the warehouse is clear span with an office/ mezzanine area to the rear.

The floor space under the mezzanine is used as storage with the first floor partly open and partly enclosed and used as offices.

Minimum eaves are approximately 4.8m with height of approximately 7.5m to the ridge.



Summary

- For Sale or To Let
- Clear-span industrial/warehouse unit
- Steel portal frame construction with insulated profile steel cladding
- High-bay LED lighting
- Large loading door to front (9m wide x 5.9m high)
- Additional loading door to side (5.09m wide x 4.79m high)
- Underside ridge height 7.5m
- Steel-framed mezzanine incorporating offices
- Marked parking bays to front and side
- Concrete estate road
- Additional availability on estate for larger requirements (freehold and leasehold)

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Accommodation	sq. ft	sq.m
Ground Floor	5,913	549.33
Mezzanine	1,221	113.43
Total GIA	7,134	662.76

Price

£925,000 excluding VAT for the freehold interest with vacant possession on completion subject to contract.

Rent

The property is available by way of a new full repairing & Insuring lease at £76,000 pa exclusive of rates, VAT & all other outgoings.

Rateable Value

Workshop and Premises £60,000.

Source: www.tax.service.gov.uk/business-rates-find/search

EPC

Rating - D93

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

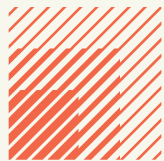
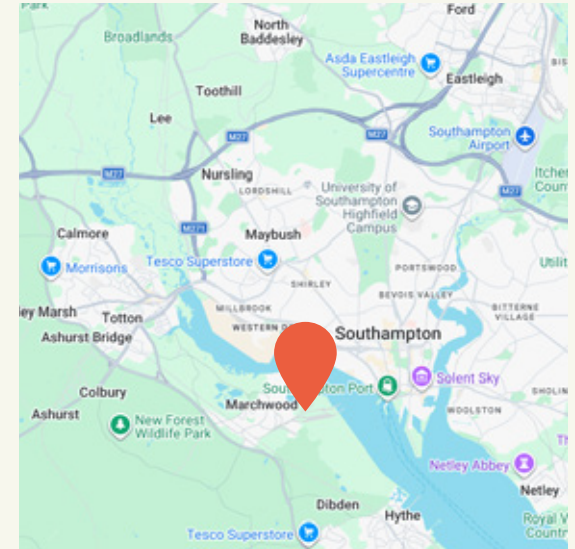
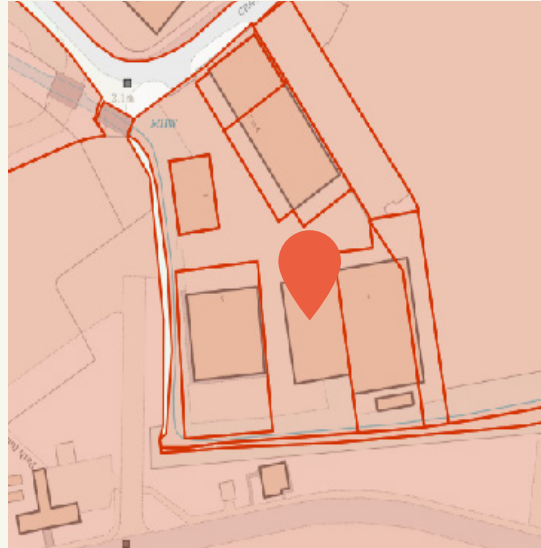


Location

Unit 6 is located at Cracknore Industrial Park, Marchwood, a well-established industrial estate in a strategic position close to the Port of Southampton and the wider marine and logistics infrastructure that serves the South Coast.

The location is particularly attractive to occupiers involved in manufacturing, distribution, engineering and port-related operations.

The property benefits from excellent road connections via the M271 and M27, providing straightforward access across the South Coast and to the national motorway network.



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