



NORQUAY BUSINESS PARK WIDE LANE, EASTLEIGH, SO18 2HJ

OPEN STORAGE TO LET
25,371 SQ FT (2,357.04 SQ M)



Summary

Open Storage Land To Let

Available Size	25,371 sq ft
Rent	£76,000 per annum
Business	Upon Enquiry
Rates	EPC EPC exempt - No building present
Rating	

- Secure site
- Self-storage, subject to planning
- Water
- Foul drainage
- Single phase power



Location

 **Norquay Business Park**
Wide Lane, Eastleigh, SO18
2HJ

The site is situated on Wide Lane, south of the JLR dealership and opposite Mount Park Industrial Estate, the former Ford Transit site. The site benefits from being just 0.7 miles distance from Junction 5 of the M27, Southampton Airport and Southampton Airport Parkway train station, which has direct train lines to London. Southampton Docks are also within 5 miles of the site. It is 1.5 miles from University of Southampton and Southampton City Centre is 3 miles distance.

Occupiers in the vicinity include Jaguar Land Rover Dealership & Service Centre, Premier Inns Hotel, Mercedes Car Dealership, Regus and Murray Health & Beauty.





Further Details

Description

The land is situated on Wide Lane, an established highly accessible location. It is mainly a flat level concrete surface accessed off Wide Lane, with the railway line located at the rear boundary and located next to Orion Business Centre. Our client will fence the site and resurface with tarmacadam.

There is a planning application for drive through coffee and light industrial units next to the site. The site is scheduled for redevelopment to light industrial within the next 5 years.

Terms

A new 5 year full repairing and insuring lease is available, to be outside the Landlord and Tenant Act. There will be a mutual break option at the third year, subject to 6 months prior written notice by either party.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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