



Unit 1 & 2 Hamble Court Business Park, Hamble Lane, Hamble-Le-Rice SO31 4QL

**TO LET
FOR SALE**

INDUSTRIAL / WAREHOUSE UNITS

**7,426 - 16,327 Sq Ft
(690 - 1,517 Sq M)**

Unit 1 & 2 Hamble Court Business Park, Hamble Lane, Hamble-Le-Rice SO31 4QL

DESCRIPTION

The Units are semi-detached light industrial buildings of steel portal frame construction, under a profile clad roof with roof lighting. Internally, the units are sub-divided to provide ground floor reception and first floor offices with windows along the north elevation. The main warehouse has the benefit of an eaves height of 6.02 metres with ample car parking available on site.

- ✓ Multiple loading doors
- ✓ Min. eaves height 6.02m
- ✓ Front and rear parking
- ✓ First floor office space
- ✓ 3 phase electricity
- ✓ Air conditioning

LOCATION

Hamble Court Business Park is located on Hamble Lane in Hamble-Le-Rice. Hamble-Le-Rice is situated off Junction 8 of M27, the main arterial route along the South Coast with direct links to the M3 and A3(M) to London between Southampton and Portsmouth. Other local occupiers include CooperVision, Royal Yachting Association and GE Aviation.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 1	8,901	827
Unit 2	7,426	690
Total	16,327	1,517

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Leasehold and Freehold price available on application.

BUSINESS RATES

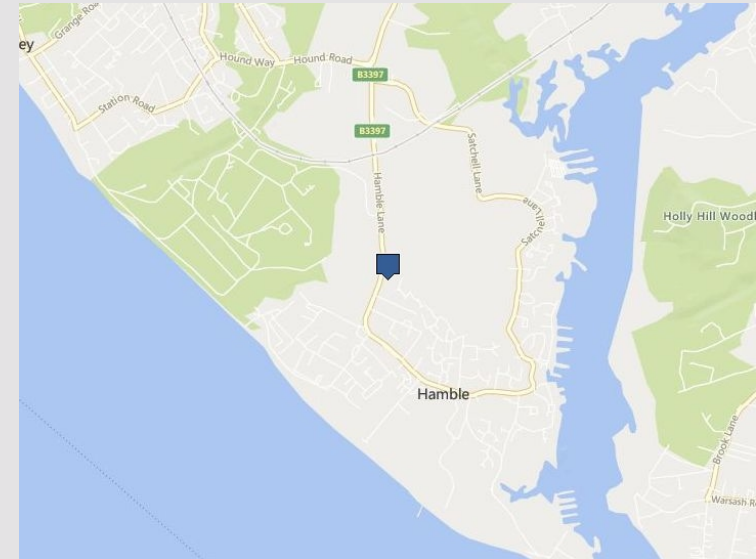
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available To Let on a leasehold basis or alternatively available For Sale on a freehold basis.

EPC

Unit 1 - D80 / Unit 2 C72



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VIEWING & FURTHER INFORMATION

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