



Unit 1 Harbour Close, Cracknore Industrial Estate
Marchwood, Southampton SO40 4AF

TO LET | Ground floor 3,144 sq.ft + mezzanine 3,063 sq.ft





Summary



Total GIA 576.68 sq. m. (6,207 sq. ft.)



Loading door 9.02 wide x 5.50m high



Eaves height approx. 7m



Forecourt parking and loading areas



Easy access to M27/M271

Description

The property comprises a modern warehouse/industrial unit of steel portal frame construction with insulated clad walls and roof with intermittent roof lights.

On the ground floor there is an entrance / office room, a disabled WC and a separate male WC with urinal.

The mezzanine benefits from a mess room with worktop and sink plus lockers / storage cupboards.

Planning

We understand the units were originally permitted for B1 (light industrial) and B2 (general industrial). All parties are advised to make their own enquiries of the local authority for confirmation.

Rent

Available on a new full repairing and insuring lease for a term to be agreed at £45,000 per annum exclusive of rates, VAT & all other outgoings.

Accommodation

The accommodation has been measured and has the following approximate GIA as follows:

Floor	Sq. m	Sq. ft
Ground Floor Warehouse	292.11	3,144
Mezzanine Store/Workshop	284.57	3,063
Total:	576.68	6,207

Rateable Value

Workshop and premises - £43,500

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

EPC Rating

C73

Location

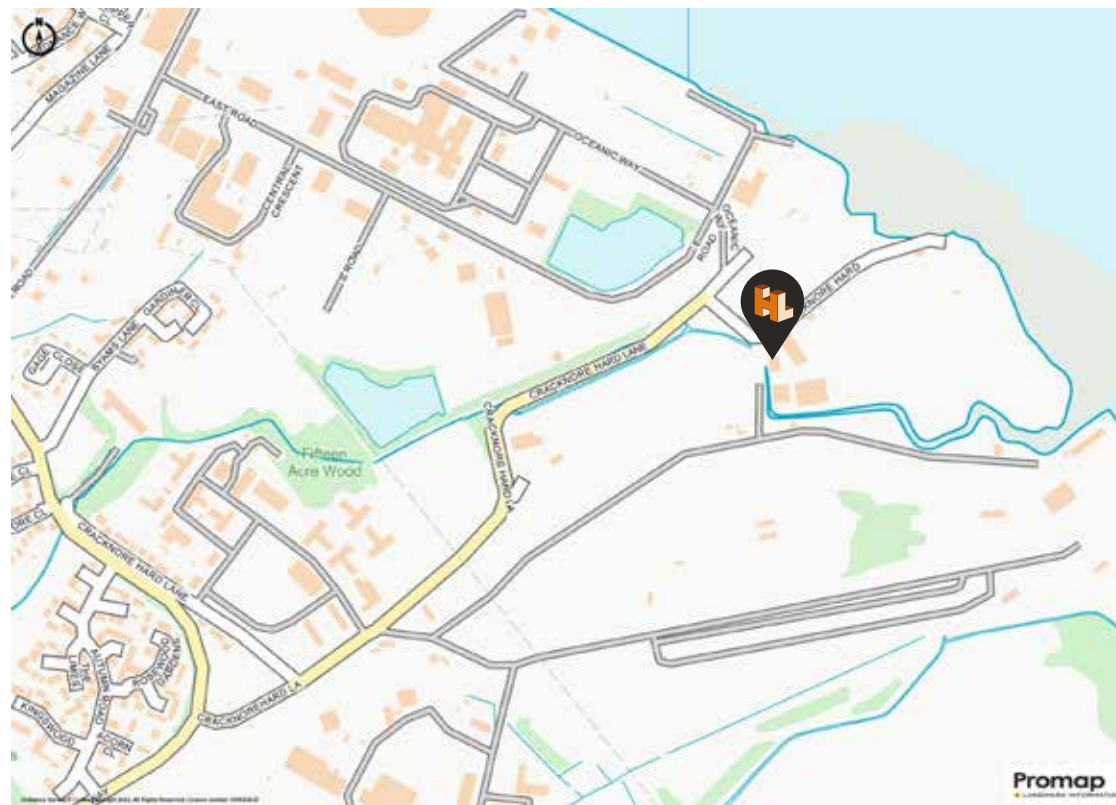
Cracknore Industrial Park is situated on the western side of the River Test. It is within close proximity to Totton town centre and Southampton city centre. It benefits from easy access to the M271 and M27.

VAT

All prices quoted are exclusive of VAT.

Viewing

Strictly by appointment with the sole agents Hellier Langston.



Anti-Money Laundering

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.

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.

Schedule an appointment

www.hlp.co.uk

T: 01329 220 111

E: fareham@hlp.co.uk

Contact our agency team

Patrick Mattison

T: 07926 581 464

E: patrick@hlp.co.uk

