

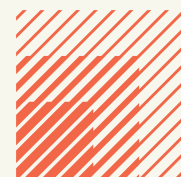


1 Harbour Close

Cracknore Industrial Estate, Marchwood,
Southampton SO40 4AF

TO LET

292.11 sq.m. (3,144 sq.ft.) + mezzanine



**HELLIER
LANGSTON**

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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 unit was originally permitted for B1 (light industrial) and B2 (general industrial) use. All parties are advised to make their own enquiries of the local authority for confirmation.

Rent

£45,000 per annum exclusive of rates, VAT & all other outgoings.

Tenure

Available on a new full repairing and insuring lease for a term to be agreed.

Rateable Value

Workshop and Premises £43,500.

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

EPC

Rating - C73

Accommodation

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

Accommodation	sq.m	sq.ft
Ground Floor warehouse	292.11	3,144
Mezzanine store/workshop	284.57	3,063
Total GIA	576.68	6,207

VAT

All prices are exclusive of VAT

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.

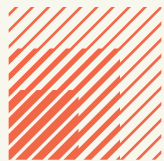
AML

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.



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.



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Contact us

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Strictly by appointment with sole agents Hellier Langston.