



Fawley Waterside
FAWLEY, SOUTHAMPTON, SO45 1TW



TO LET: Open Storage Land

- Sites Available from 1.0 Acre up to 29.0 Acres
- Flexible Terms
- 24/7 Security
- Access to M27, M271 & Wider Motorway Network via A326
- Close Proximity to Fawley Oil Refinery
- 12 Miles to Southampton Docks

*Aerial site boundaries for indicative purposes only

Description

The available land is situated within Fawley Waterside, comprising the site of the former Fawley Power Station.

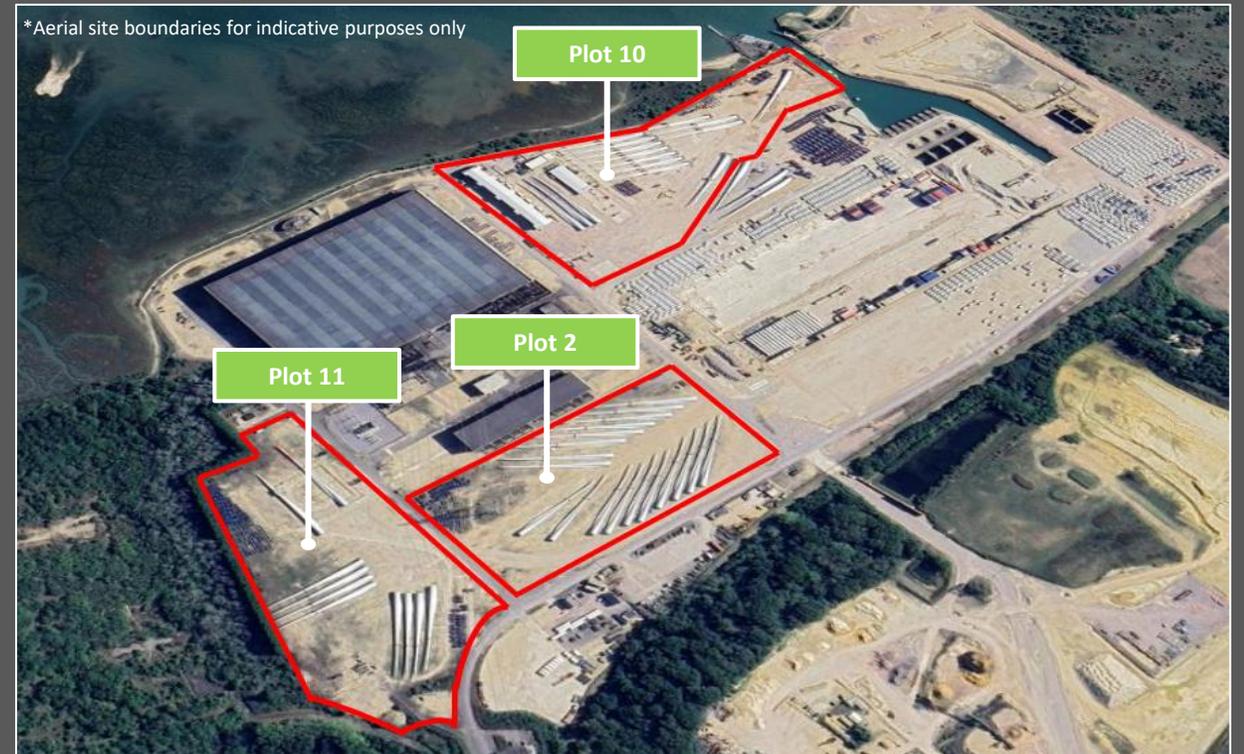
The available space comprises open storage land divided across 3 separate parcels from 1.0 acre up to 29.0 acres.

A letting of the whole or part of the site is possible with subdivision of the available parcel areas.

Additional land may be available potentially.

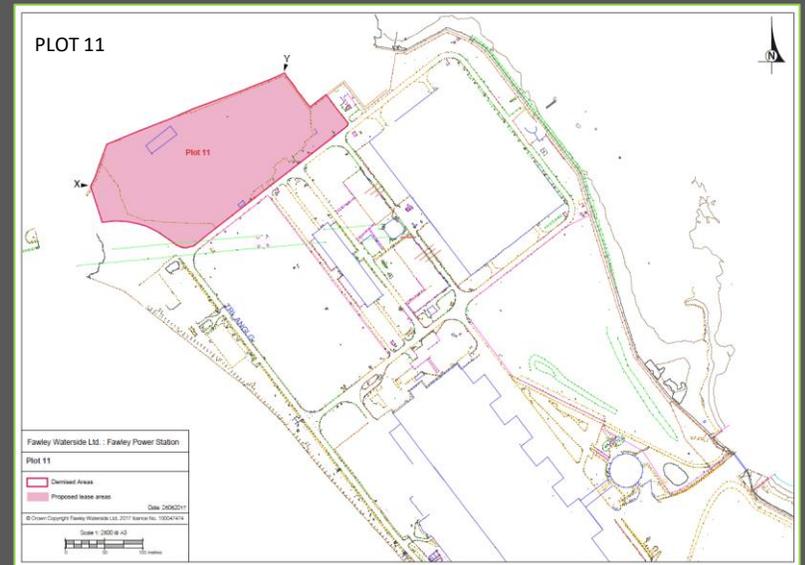
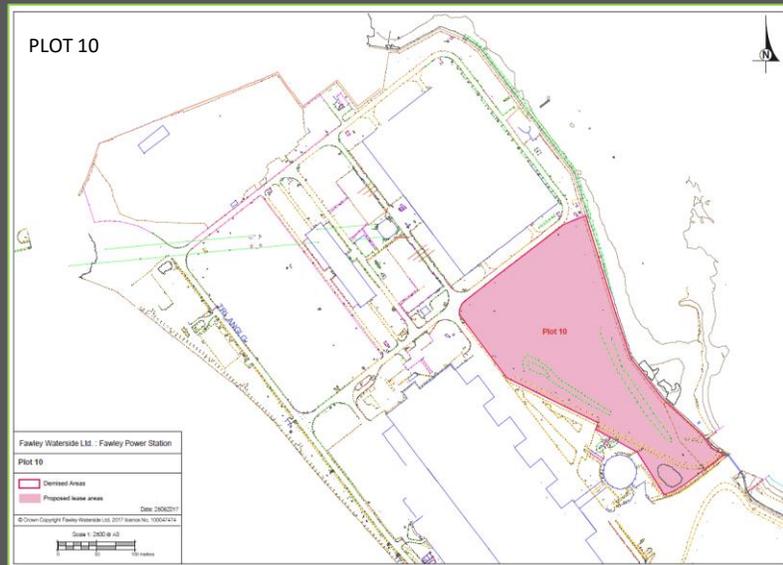
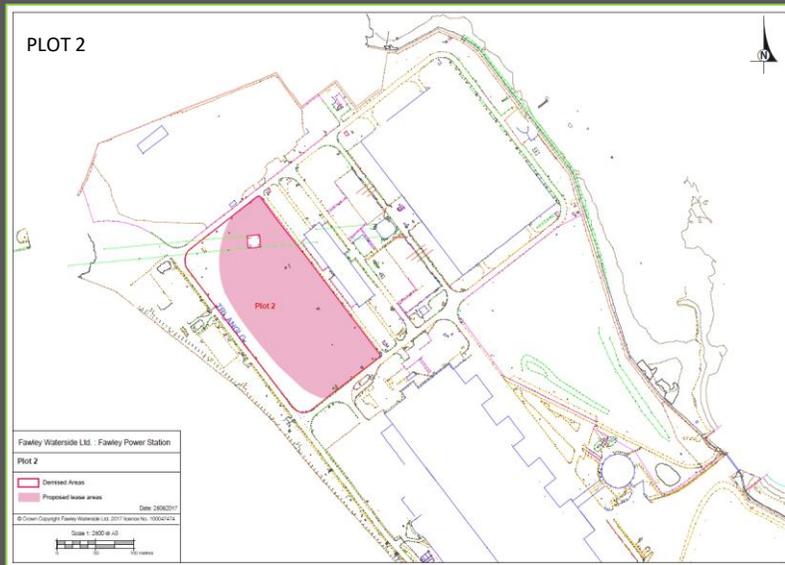
Planning

Occupiers will be required to take the site as is, there will be no planning submission to regularise the use for open storage.



| Site Area | Acres | Ha |
|--------------|-------------|--------------|
| Plot 2 | 7.0 | 2.83 |
| Plot 10 | 12.0 | 4.86 |
| Plot 11 | 10.0 | 4.05 |
| TOTAL | 29.0 | 11.74 |





*Topographical plans with proposed areas for lease shaded in pink



*Aerial of available sites



*Plot 10



*Example Building on Plot 10



*©Promap Ordnance Survey showing proposed areas for lease – indicative only



Location

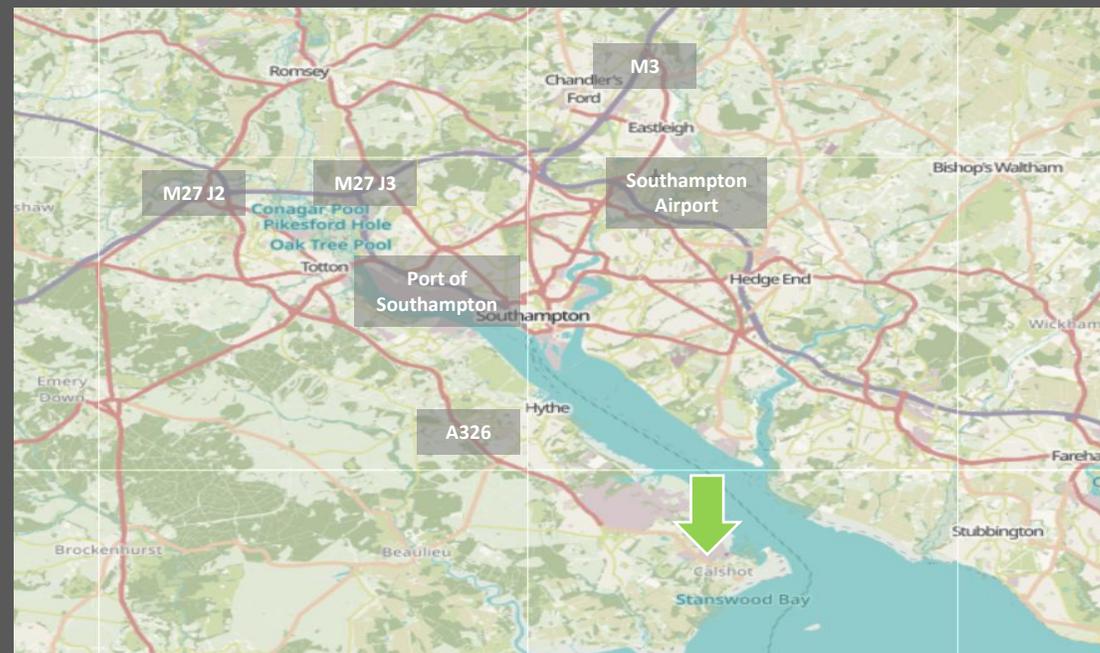
Fawley Waterside is located approximately 15 miles south of Southampton and approximately 12 miles east of Lymington, on the edge of the New Forest National Park.

The M27 (J2) is approximately 14 miles to the north via the A326, providing access to the A31 to the west and M3 to the east. Southampton International Airport is within 20 miles.

Terms

The premises are available by way of flexible new lease, length by negotiation and excluded from the Landlord and Tenant Act 1954. Rent on application and is inclusive of service charge but exclusive of rates and all other outgoings.

| Destinations | Miles |
|---------------------|-------|
| Junction 2 M27 | 13.1 |
| Junction 3 M27 | 12.5 |
| Port of Southampton | 12.0 |
| Southampton Airport | 18.4 |
| Junction 14 M3 | 16.5 |



Fawley Waterside, Fawley, Southampton

SAT NAV: SO45 1TW

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Lauren Udall
Realest
023 8202 3999 / 07799 623239
lauren.udall@realest.uk.com

Adrian Whitfield
Realest
023 8202 3999 / 07901 558730
adrian.whitfield@realest.uk.com



023 8202 3999 • www.realest.uk.com • info@realest.uk.com

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