



# Units 1, 2 & 3 Anchor Point Business Park

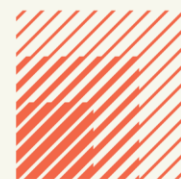
Shore Road, Hythe, Southampton

SO45 6GJ

**TO LET**

132.98 sq m (1,430 sq ft) Up To

442.20 sq m (4,756 sq ft)



**HELLIER  
LANGSTON**

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# 3 New Build Industrial/ Warehouse Units

## Description

Anchor Point Business Park comprises a scheme of 6 small business units.. Unit 1, 2 & 3 comprise two semi detached units (2&3) and a single detached unit (1). These units are all built to the same specification on a steel portal frame with insulated profile metal sheet elevations and roof.

Access to the units is via roller shutter door or single personal entrance. Internally each unit has a mezzanine floor with 100% coverage with wooden staircase to each floor.

The first floors will benefit from double glazed ribbon windows with views over Southampton Water. Each unit has 3 phase electric and mains water and drainage. Externally the car parking and access road have been block paved.

## Specification

### Warehouse

- Underside of mezzanine 4.16 m
- Unit 1 electric roller shutter door 3.61m wide by 3.46 m high
- Units 2 & 3 electric roller shutter door 3.50m wide by 3.46 m high
- Insulated profile metal sheet roof & elevations
- Concrete floor
- Mains water and drainage
- 3 phase electric supply
- Single WC

### 1st floor mezzanine

- Chip board floor on metal frame
- Double glazed windows
- Wooden staircase

### External area

- Block paviour car parking







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## Accommodation

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

Unit 1	Sq m	Sq ft
Warehouse and ancillary areas	87.76	944
First floor mezzanine	87.76	944
<b>Total</b>	<b>175.52</b>	<b>1,888</b>

Unit 2	Sq m	Sq ft
Warehouse and ancillary areas	66.85	719
First floor mezzanine	66.85	719
<b>Total</b>	<b>133.70</b>	<b>1,438</b>

Unit 3	Sq m	Sq ft
Warehouse and ancillary areas	66.49	715
First floor mezzanine	66.49	715
<b>Total</b>	<b>132.98</b>	<b>1,430</b>

## Business Rates

The premises are currently under construction and have not yet been assess for the purposes of Business Rates

## Estate Charge

We understand there is currently no estate service charge however the lease allows provision for one in the future if so required.

## EPC

TBC

## Terms

The premises are available by way of a new Full Repairing and Insuring lease on terms to be agreed.

## Rent

Unit 1 - £30,000 per annum  
Unit 2 - £23,000 per annum  
Unit 3 - £22,900 per annum

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.



## Location

The units are located on Shore Road, Hythe opposite Hythe Marine Park overlooking Southampton Water.

## 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.

## Code for Leasing Business Premises

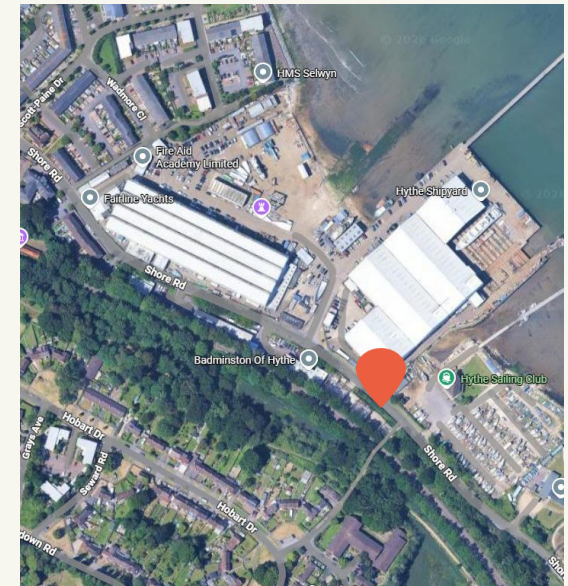
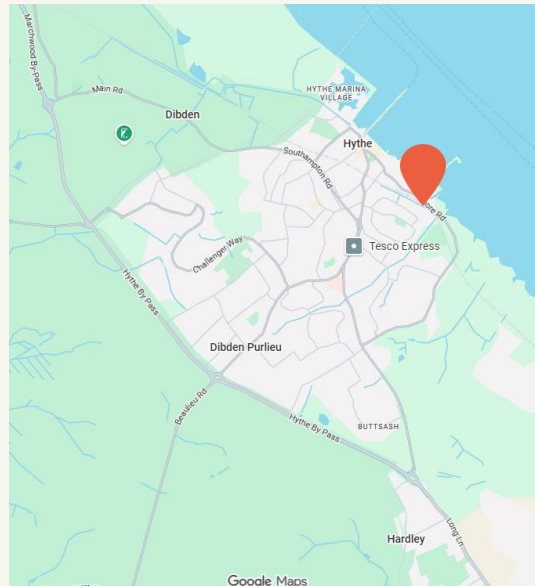
In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



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## Contact us

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Strictly by appointment with sole agents Hellier Langston