



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
Total	175.52	1,888

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

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

Business Rates

The premises are currently under construction and have not yet been assessed 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.

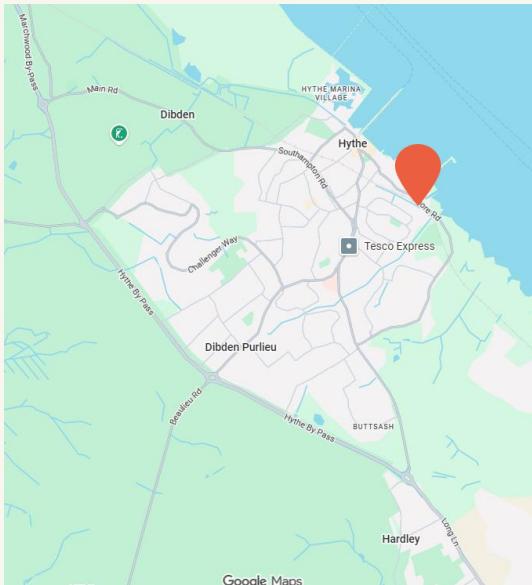


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Strictly by appointment with sole agents Hellier Langston