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LANGSTON  
Commercial Property Consultants

# FOR SALE / TO LET

## Cadnam Works, Southampton Road, Cadnam, Southampton SO40 2NG

*Detached industrial buildings with secure yard*



## KEY FEATURES

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Total GIA 1,142.85 sq. m. (12,302 sq. ft)

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Large secure yard

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1.24 acre (0.502 ha) plot

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Close to Junction 2 of M27

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B2 Industrial use

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EPC rating - E

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Planning permission for extension

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Rare freehold opportunity

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**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

# For Sale / To Let

## Detached Industrial Buildings with Secure Yard

### Description

The property is accessed from an unadopted road off Southampton Road which also provides access to neighbouring properties.

The unit consists of a 1960s/70s detached industrial building of brick, blockwork and part steel frame construction under asbestos sheet clad roofs. The elevations are a mixture of brick, profile asbestos and steel sheet cladding with UPVC framed double glazed windows.

Internally the industrial unit has a concrete floor and comprises open plan workspace with a small mezzanine to the front of the building. The brick built section provides a carpeted reception area with office space and separate male and female WCs.

There are several outbuildings including 2 single car garages, a valet bay with small mezzanine, and open fronted plant enclosures to either side of the building.

The yard area has mixture of concrete hard-standing and loose gravel surfaces and the site is secured by timber and chain-link fences with palisade fence at entrance.

The property is connected to mains gas and drainage. The total site area is approx. 1.24 acres (0.505 ha).

### Energy Performance Certificate

E104

### Planning

The property has permission for B2 use (granted 6<sup>th</sup> April 2001) with hours of use of workshop areas limited to between the hours of 7.30am and 6.00pm Monday to Friday and 8.00am and 12.00pm Saturdays, not including Sundays and recognised public holidays.

There is a permission for a 2,700 sq.ft extension which has been implemented via the laying of the foundations. Application No. 78717 Decision Notice dated 08/Oct/2003 (renewal of permission 65370)

### Accommodation

The property has been measured and has the following approximate gross internal areas:

	sq. m.	sq. ft.
<b>Main Building</b>		
Office	139.61	1503
Workshop	722.89	7,781
Plant	45.98	495
Mezzanine Store	103.99	1,119
<b>Garages</b>	56.12	604
<b>Outbuilding</b>		
Ground	54.50	587
Mezzanine	19.76	213
<b>TOTAL:</b>	<b>1,142.85</b>	<b>12,302</b>

### Terms

The property is available on a new lease for a term to be agreed.

### Rent

£96,000 per annum exclusive.

### Price

Asking price of £1.33m for the freehold interest with vacant possession on completion subject to contract.

### VAT

All prices quoted are exclusive of VAT.

### Rateable Value

Workshop and premises - £41,250

Source:

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales 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 (1<sup>st</sup> edition, February 2020) can be found on the RICS website.



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# TO LET

## Detached Industrial Buildings with Secure Yard

### Location

The property is situated in Cadnam close to Junction 1 of the M27 which joins the M3 at Junction 4 leading to Winchester, Basingstoke and Farnborough before intersecting with Junction 12 of the M25 approx. 60 miles to the north.

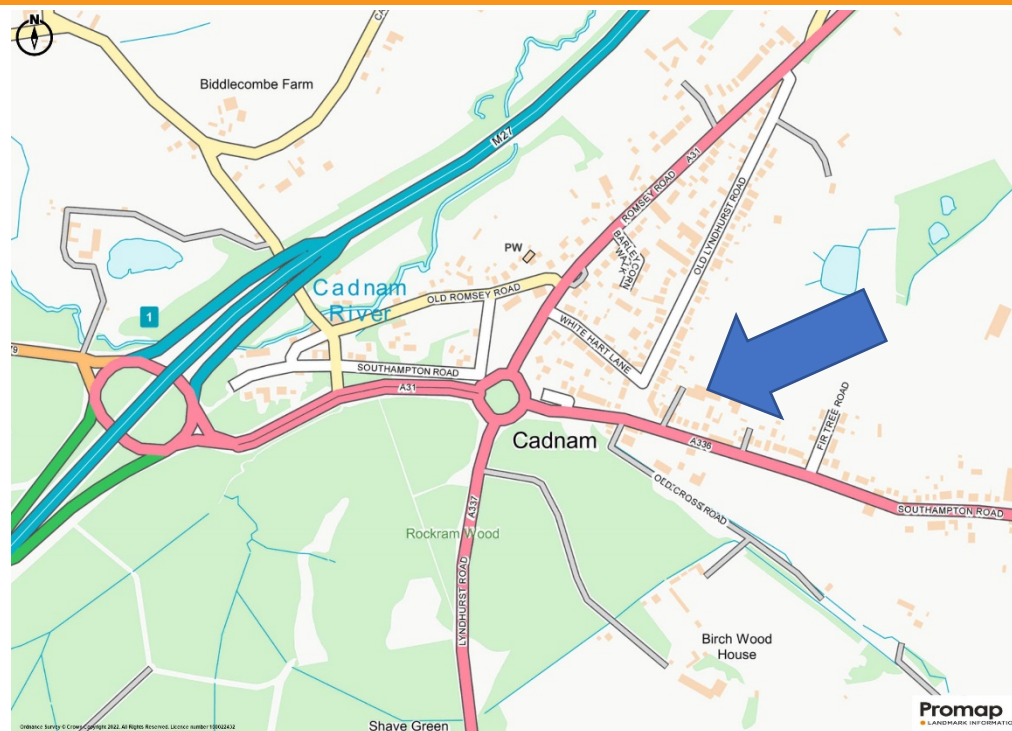
Cadnam is on the fringe of the New Forest, 9 miles west of Southampton and 19 miles south-west of Winchester, part of the Civil Parish of Copythorne, population 2,673 (2011 Census). Junction 1 M27 lies within 0.5 miles, whilst the nearest train stations, Ashurst and Totton (4.5 miles) offer services to Southampton, Bournemouth and London Waterloo (1.5 hours).

### Viewing

Strictly by appointment through sole agents:-

**Patrick Mattison**  
01329 220111

**Matthew Poplett**  
023 8202 2111



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