



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

**Unit 3 Glenmore Business Park, Lime Kiln Lane,
Holbury, Southampton SO45 2AR**

Modern Warehouse/Industrial Unit with Mezzanine



KEY FEATURES

154.76 sq m (1,666 sq ft)

6m eaves height

Constructed 2020

Sectional roller shutter loading door

15 kN/m² ground floor
loading capacity

Prominent position at front of estate

3 Allocated car parking spaces

Mains gas, electric and water with BT
fibre installed.

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Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

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Description

The unit provides a mix of light industrial, warehouse space with a mezzanine floor built with steel portal frames, low-level brick fascias and high-quality micro-rib cladding systems. The unit has a first floor capable of being used as offices once fitted out (subject to necessary consents).

Accommodation

The property has been measured to GIA as follows:

Floor	sq m	sq ft
Ground Floor	103.39	1,113
First Floor	51.37	553
Total	154.76	1,666

Terms

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

Rent

£12.50psf exclusive.

Service Charge

Current service charge is £.49 sq. ft.

Business Rates

The premises are assessed in the 2023 Rating List as Warehouse and Premises with a Rateable Value of £17,000 (Source <https://www.tax.service.gov.uk/>)

EPC

B-42

Specification

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Sectional roller shutter loading door
- High quality trapezoidal cladding systems to roofs and walls
- 10% daylight roof panels
- First floor mezzanine suitable for office fit-out (subject to necessary consents)
- 3 Allocated car parking spaces
- B8, B2 and Class E use
- Mains gas, electric and water with BT fibre installed.

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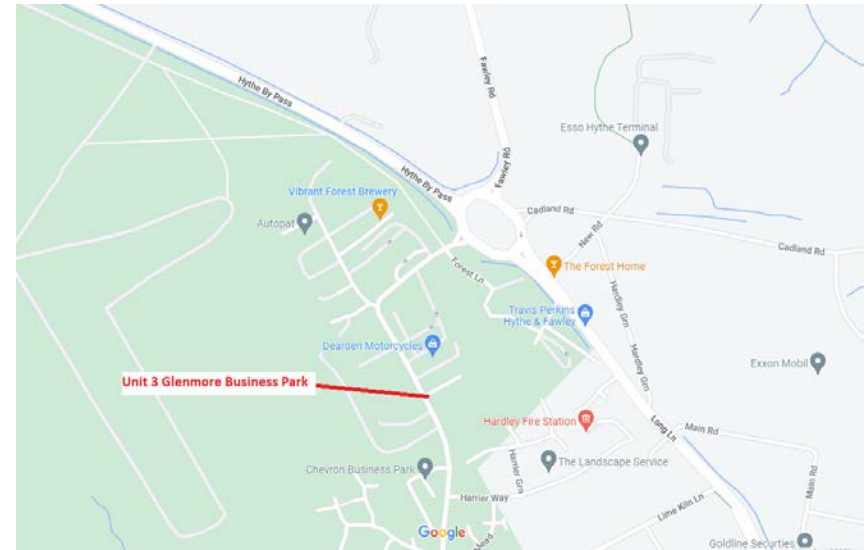
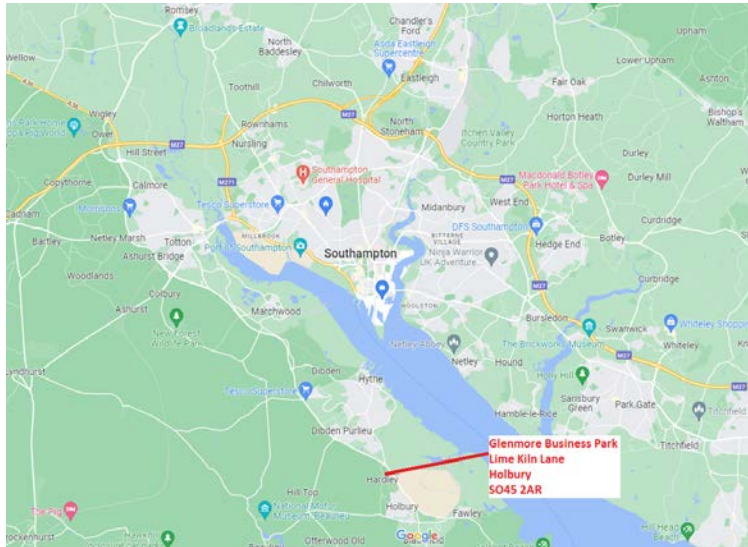
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Location

Glenmore Business Park comprises a new development of 24 units in a landscaped setting within an established commercial area in Holbury, near Fawley, Southampton. The site is within easy reach of Southampton city centre, benefits from proximity to the Fawley oil refinery, is well served by local roads and has good access to the M27 and wider UK motorway network.

Viewing

Strictly by appointment with the sole agents:

Call us on: **02382 022 111** Visit: **www.hlp.co.uk**



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