



Unit 7 The Glenmore Centre, Cable Street, Southampton SO14 5AE

**FOR SALE**

Modern Semi-Detached Warehouse Unit

**2,517 Sq Ft**  
**(234 Sq M)**



# Unit 7 The Glenmore Centre, Cable Street, Southampton SO14 5AE

## DESCRIPTION

The property is a semi-detached warehouse unit constructed in 2008, of steel portal frame construction with lower brick and upper profile clad elevations.

Internally there is a WC, mezzanine store, first floor fitted office and kitchen.

Access is via up and over loading door or pedestrian door, leading to allocated parking within a shared secure compound.

- ✓ Rare freehold opportunity on established estate
- ✓ Allocated parking within fenced compound
- ✓ Up and over loading door - 4m (h) x 2.99m (w)
- ✓ Warehouse height 5.68m
- ✓ Fitted first floor offices

## LOCATION

The Glenmore Centre is located on the eastern side of Southampton City Centre close to St Mary's football stadium, backing onto the busy Northam Road.

Southampton Central railway station is within approx. 1.5 miles. The M3 motorway is approx. 5 miles to the north and J5 & J7 of the M27 motorway are a similar distance to the north & north west.

## ACCOMMODATION

| Gross Internal Areas | sq ft        | sq m       |
|----------------------|--------------|------------|
| Ground Floor         | 1,350        | 125        |
| Mezzanine            | 334          | 31         |
| First Floor          | 883          | 82         |
| <b>Total</b>         | <b>2,517</b> | <b>234</b> |

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## BUSINESS RATES

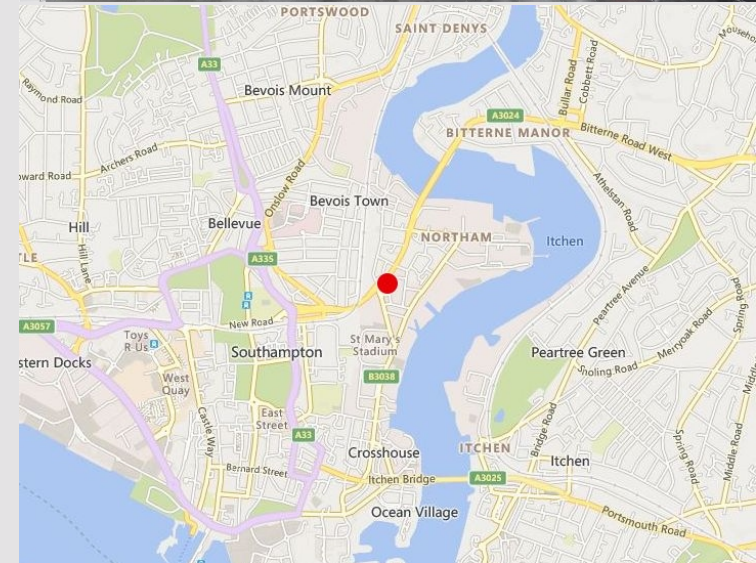
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The freehold is available with vacant possession at a price of £440,000 exclusive of VAT.

## EPC

EPC - B 39



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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