



Units 4 & 5 Glenmore Business Park

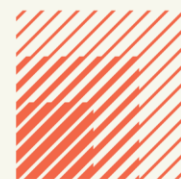
Lime Kiln Lane, Hardley Industrial Estate,

Holbury, Southampton SO45 2AR

INVESTMENT FOR SALE

Unit 4 – 152.81sq m (1,645 sq ft)

Unit 5 – 154.76sq m (1,666 sq ft)



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LANGSTON**

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Two Industrial / Warehouse Unit Investments For Sale

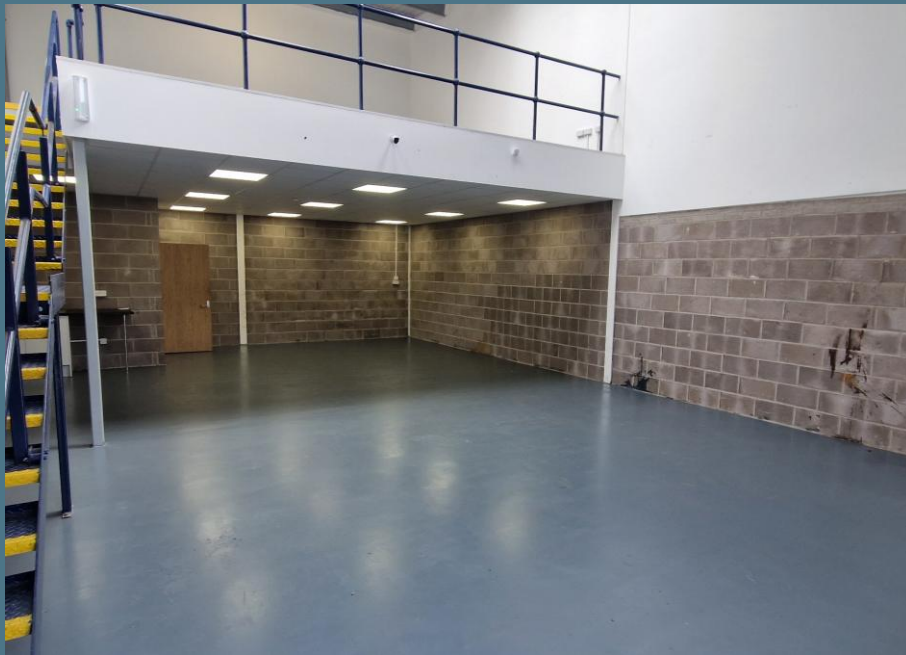
Description

End of terrace and mid terrace units providing a mix of light industrial and warehouse space with 1st floor mezzanine. The unit is built on a steel portal frame with low-level brick fascia with micro-rib cladding system above under an insulated profile metal sheet roof.

Specification

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Sectional up and over loading door
- 10% Daylight Roof Panels
- 2 Allocated Car Parking Spaces
- Unit 4 B8, B2 and Class E(g) (iii) use
- Unit 5 B8 and Class E(g) (iii) use
- Large mezzanine floor
- Mains Gas, 3 Phase Electric and Water with BT Fibre Installed
- Suspended Ceiling with LED lighting beneath mezzanine
- Ground Floor Accessible WC
- Ground Floor Tea Point





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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 4	Sq m	Sq ft
Warehouse and ancillary areas	102.46	1,103
First floor Mezzanine	50.35	542
Total GIA	152.81	1,645

Unit 5	Sq m	Sq ft
Warehouse and ancillary areas	103.39	1,113
First floor Mezzanine	51.37	553
Total GIA	154.76	1,666

Business Rates

We understand from the Valuation Office website that the Rateable Values from 1st April 2026 are as follows –

Unit 4 -£22,250

Unit 5 - £25,750

Estate Charge

We understand there is an estate service charge which is estimated at £0.49 per sq ft.

EPC

Unit 4 – B-42 EPC until 14th June 2030

Unit 5 - B-42 EPC until 14th June 2030

Tenants

Unit 4

Blue Cross

Registered Office - Shilton Road Burford Oxfordshire OX18 4PF

Co number: 00363197

Unit 5

Quick Nautical Equipment Ltd

Registered office Units 6 – 8, Glenmore Business Park Lime Kiln Lane Holbury

Southampton SO45 2AR

Registered Number: 11532187

Tenancies

Unit 4

3 years from 4th March 2024 until and including 4th March 2027 at a passing rent £20,250 per annum (£12.31 sq ft) outside the Landlord and Tenant Act 1954 Part ii.

Unit 5

5 years from 1st October 2023 until and including 1st October 2028 at a passing rent £20,500 per annum (£12.30 sq ft) outside the Landlord and Tenant Act 1954 Part ii.

Proposal

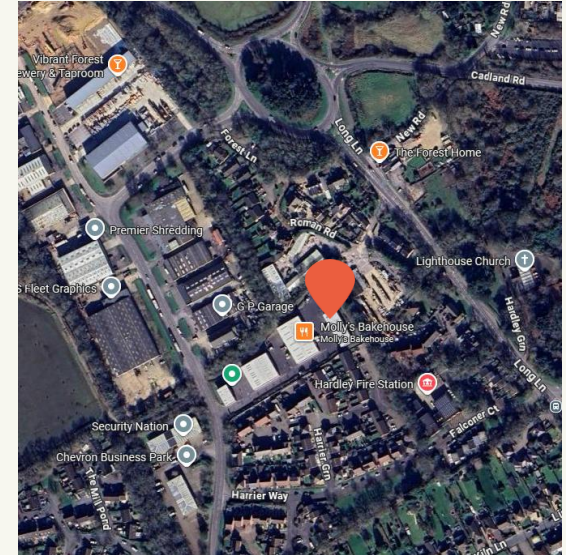
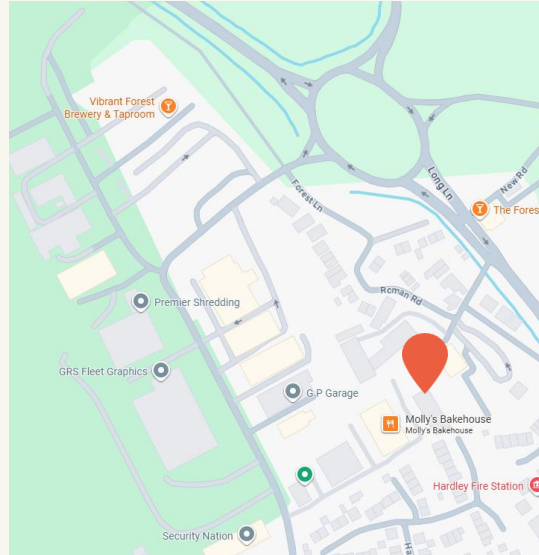
We are instructed to seek offers of £345,000 (Three Hundred and Forty Thousand Pounds per unit, subject to contract and exclusive of VAT.

VAT

We understand the property is elected for VAT and it is envisaged that the sale will be treated as a Transfer of a Going Concern (TOGC).

Location

The 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.



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Contact us

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Strictly by appointment with sole agents Hellier Langston