



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

**Unit 15 Glenmore Business Park, Lime Kiln Lane,
Hardley Industrial Estate, Holbury, Southampton SO45
2AR**

**Modern Warehouse/Industrial Unit with 1st Floor Air
Conditioned Office**



KEY FEATURES

142.34 sq m (1,532 sq ft)

6m eaves height

Constructed 2020

Sectional up and over 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 end of terrace unit provides a mix of light industrial and warehouse space with 1st floor air conditioned office. The unit is built on a steel portal frame with low-level brick fascias with micro-rib cladding system above under an insulated profile metal sheet roof.

Accommodation

The property has been measured to GIA as follows:

Unit 15	sq m	sq ft
Ground Floor	96.09	1,034
First Floor Office	46.25	498
Total	142.34	1,532

Terms

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

Rent

£20,700 per annum exclusive.

Service Charge

Current service charge is £.49 sq ft.

Business Rates

The premises are assessed in the April 2023 Rating List as Warehouse and Premises with a Rateable Value of £16,000

EPC

B-40

Specification

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Sectional up and over loading door
- 10% Daylight Roof Panels
- Warehouse Lighting
- Racking and Secure Cage Store (if required)
- 3 Allocated Car Parking Spaces
- B8 and Class E use
- Mains Gas, 3 Phase Electric and Water with BT Fibre Installed
- EV Charging Point
- CCTV
- Air Conditioned Open Plan Office
- Suspended Ceiling with LED lighting
- Intruder Alarm (under lease contract)
- Male and Female WC
- Ground and 1st Floor Tea Points

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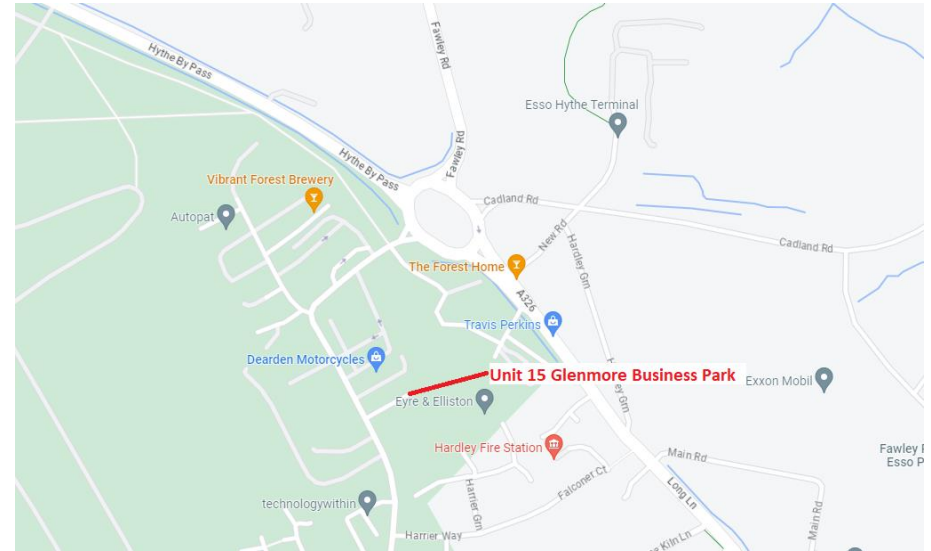
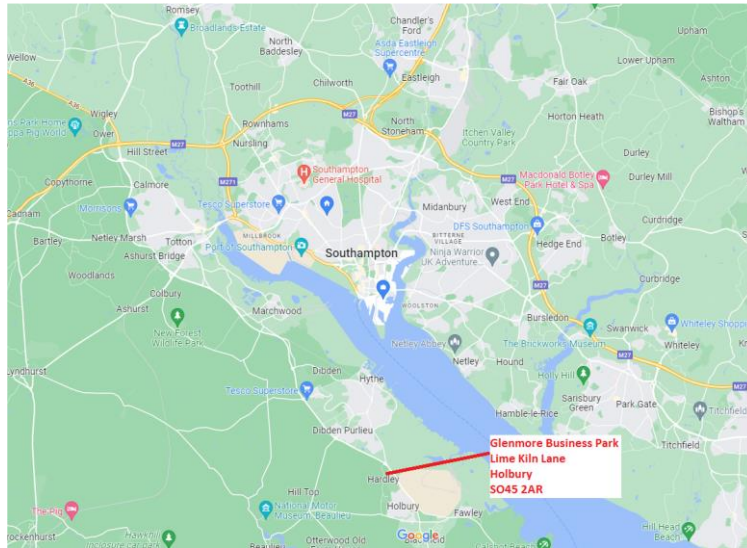
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Location

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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