



Unit 9 Glenmore Business Park, Lime Kiln Lane, Hardley
Industrial Estate, Holbury, Southampton SO45 2AR

FOR SALE / TO LET | 239.51 sq m (2,578 sq ft) End Terrace Warehouse / Industrial Unit



HELLIER
LANGSTON

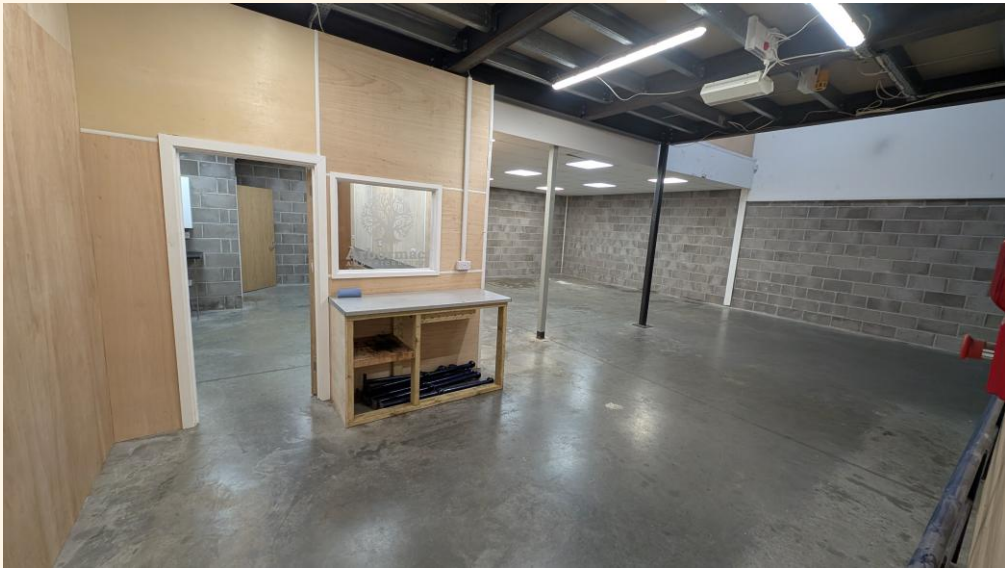
Description

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 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
- 3 Allocated Car Parking Spaces
- B8 and Class E use
- Large mezzanine floor
- Mains Gas, 3 Phase Electric and Water with BT Fibre Installed
- 3 Air Conditioned 1st floor offices
- Suspended Ceiling with LED lighting
- Ground Floor Accessible WC
- Ground Floor Tea Point





Accommodation

The premises have been measured to Gross Internal Area as follows:

	Sq M	Sq Ft
Warehouse and GF ancillary areas	129.43	1,393
First floor offices	110.08	1,185
Total	239.51	2,578

Business Rates

The premises are assessed in the April 2023 Rating List as Warehouse and Premises with a Rateable Value estimated at £21,500 Rates Payable £10,747

Estate Charge

We understand that there is a service charge for the estate, information on application.

EPC

B-43

Freehold Price

£450,000 excluding VAT.

Terms

The premises are available by way of a new Full Repairing and Insuring Lease.

Rent

£33,000 per annum exclusive

Viewing

Strictly by appointment with the sole agents.

AML

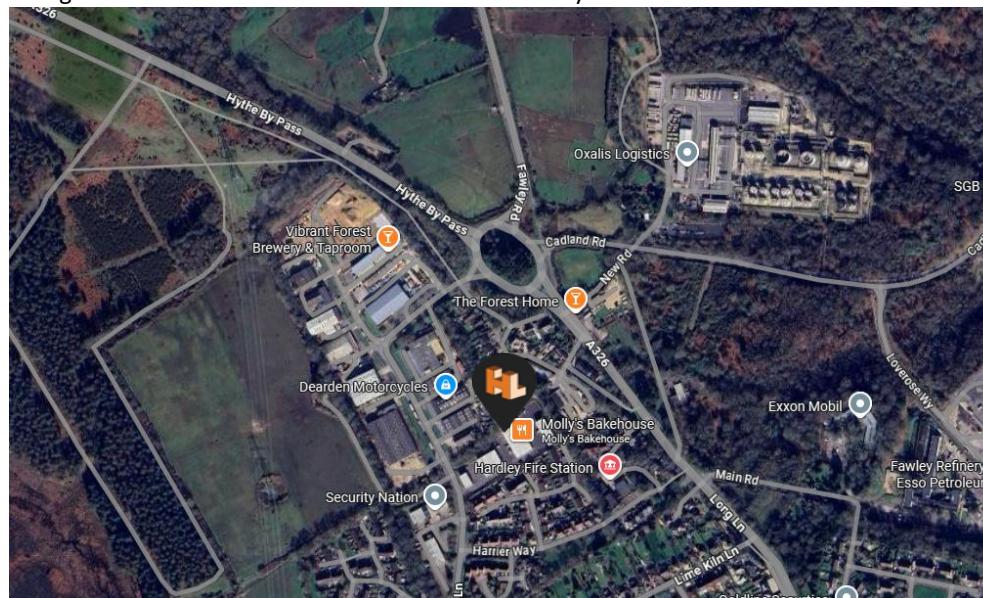
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Code for Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, 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 (1st edition, February 2020) can be found on the RICS website.

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.



Schedule an appointment

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