

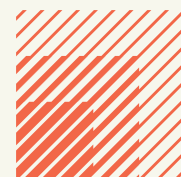


Unit 5 Cracknore Industrial Park

Harbour Close, Marchwood,
Southampton SO40 4AF

TO LET

621.11 sq. m (6,685 sq. ft) + Mezzanine



**HELLIER
LANGSTON**

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Description

The property comprises a detached clear span industrial / warehouse unit of steel portal frame construction with insulated profile steel cladding to walls and roof including approximately 10% translucent roof lights. The building is accessed via a large sliding access door on the front elevation, measuring approximately 11.27m wide and 6.14m high, plus separate pedestrian fire/exit door on the side elevation. Internally the unit has concrete floor, high bay LED lighting, ceiling mounted fans and full width 5t Street gantry crane. To the back of the building is a concrete first floor / mezzanine with 2 x steel staircases and handrails. The mezzanine comprises rooms that are assumed to be timber frame plasterboard construction providing office, break out room, paint room and WC. The specification includes ceilings with LED lighting. Attached to part of the concrete first floor on the western side of the property internally is a steel framed mezzanine running to the front of the property. The mezzanine, fitted with numerous floor boxes for power, was utilised as workshops space. The mezzanine provides 5.16m from floor surface to underside of eaves. Underneath the concrete first floor is office accommodation incorporating reception, meeting room and numerous private offices plus WC facilities. The specification includes carpeting, suspended ceilings with inset LED lighting and wall mounted electric heating. The offices are accessed via an external door on the side elevation towards the rear. There is also an internal door providing access to the workshop.



Summary

- Detached clear-span industrial/ warehouse unit
- Steel portal frame construction with insulated profile steel cladding
- High-bay LED lighting
- Large sliding loading door (11.27m wide and 6.14m high)
- Full-width 5t gantry crane
- Underside ridge height 9.74m
- Ground floor workshop/industrial space with office accommodation
- Concrete mezzanine with office, breakout room, paint room and WC facilities
- Additional steel-framed mezzanine workshop area with power floor boxes
- Marked parking bays to the rear

Modern Warehouse/Industrial Unit

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Accommodation	sq.m	sq.ft
Ground Floor warehouse	621.10	6,685
Mezzanines	303.50	3,267
Total GIA	924.60	9,952

Rent

£90,552 per annum exclusive of rates, VAT & all other outgoings.

Tenure

Available on a new full repairing and insuring lease for a term to be agreed.

Rateable Value

Workshop and Premises £81,000.

Source: www.tax.service.gov.uk/business-rates-find/search

EPC

Rating - TBC

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.



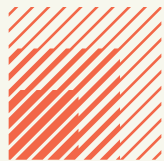
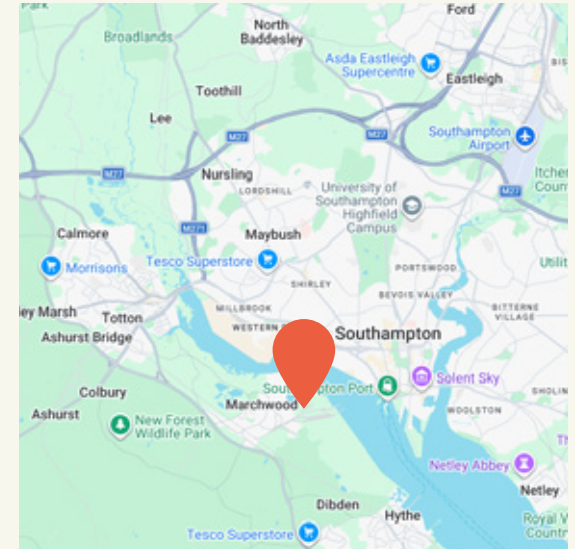
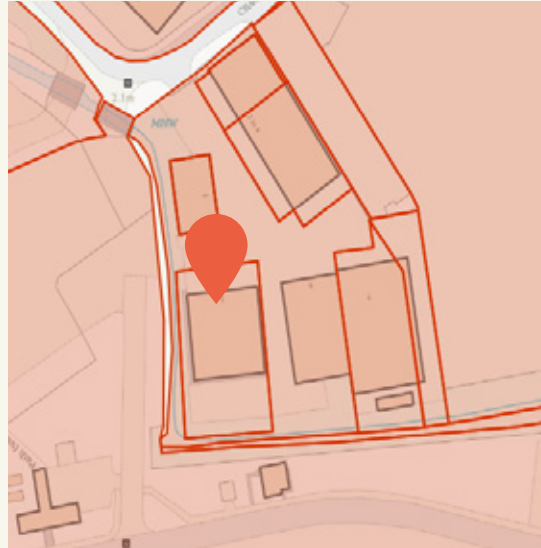
Code of Leasing Business Premises

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

Unit 5 is located at Cracknore Industrial Park, Marchwood, a well-established industrial estate in a strategic position close to the Port of Southampton and the wider marine and logistics infrastructure that serves the South Coast. The location is particularly attractive to occupiers involved in manufacturing, distribution, engineering and port-related operations.

The property benefits from excellent road connections via the M271 and M27, providing straightforward access across the South Coast and to the national motorway network.



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