

RARE FREEHOLD FOR SALE



Freehold Title of Unit 5 and Land at, Phoenix Industrial Park, Eastleigh, SO50 6PQ

FREEHOLD SALE OF INDUSTRIAL UNIT AND LAND

Summary

Tenure	For Sale
Available Size	1,915 sq ft / 177.91 sq m
Price	£400,000
Rateable Value	£14,000
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Key Points

- Freehold Sale
- Industrial/Warehouse Unit
- Modern Building
- Three Phase Electrics
- Vacant Possession
- Land Including Access and Parking Areas
- Established Industrial Estate

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Description

The building is a mid-terrace, steel portal frame structure under a flat steel roof. The building envelope is formed in brickwork and profile steel cladding. The unit is currently laid out with a modern open plan offices space, a warehouse benefiting from a loading door, along with ground floor meeting rooms, w.c, and Mezzanine ancillary space. The unit also benefits from roof lights, LED lighting, concrete floor and gas heater.

Phoenix Industrial Park consists of 8 units and various light industrial and warehouse users. The Freehold land includes the access point, grass verge, and 15 parking spaces under its title.

Location

Phoenix Industrial Park is located in Eastleigh in the northern parts of Southampton. It forms part of the Industrial quarter located on the south side of Bishopstoke Road. The site is located:

- 450m from Eastleigh train station that gives connection to Portsmouth, London and the West Country;
- 2k from Southampton Airport giving international access;
- 2.8k from the M27 Motorway.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,136	105.54	Available
Mezzanine	779	72.37	Available
Total	1,915	177.91	

Terms

The Freehold purchase of Unit 5, the land at Phoenix Industrial Park, and Eastleigh Holdings Ltd, are available at £400,000.

Title Plans

- HP276263 - Unit 5
- HP304264 - Land

Business Rates

£14,000; Source VOA/HMRC

You are advised to make your own enquiries in this regard to the local authority before making a commitment.

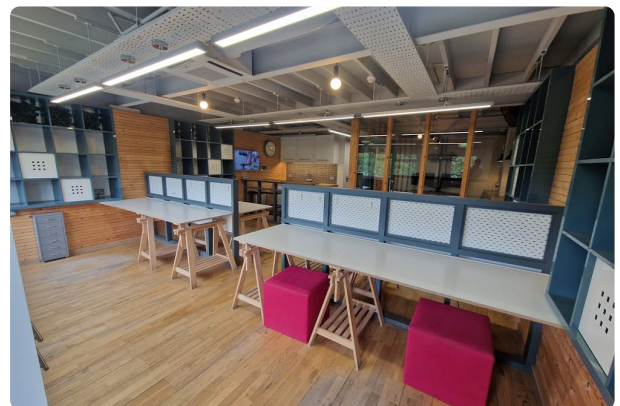
Other Costs

Service charge is applicable for the site.

Legal Costs - Each party to bear their own costs incurred in the transaction.

VAT - Unless otherwise stated all costs, prices and rents are exclusive of VAT.

VAT - We understand the property is not elected for VAT.



Viewing & Further Information

James West

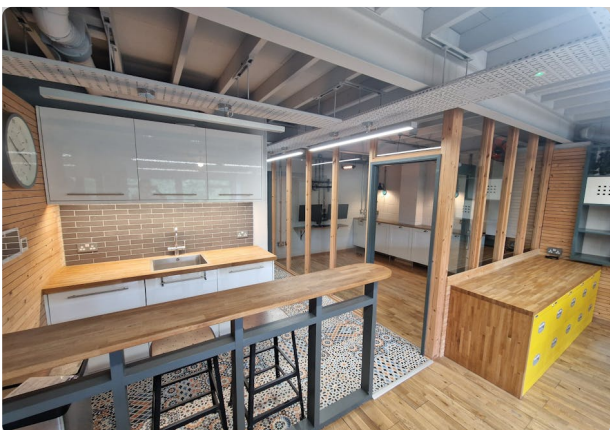
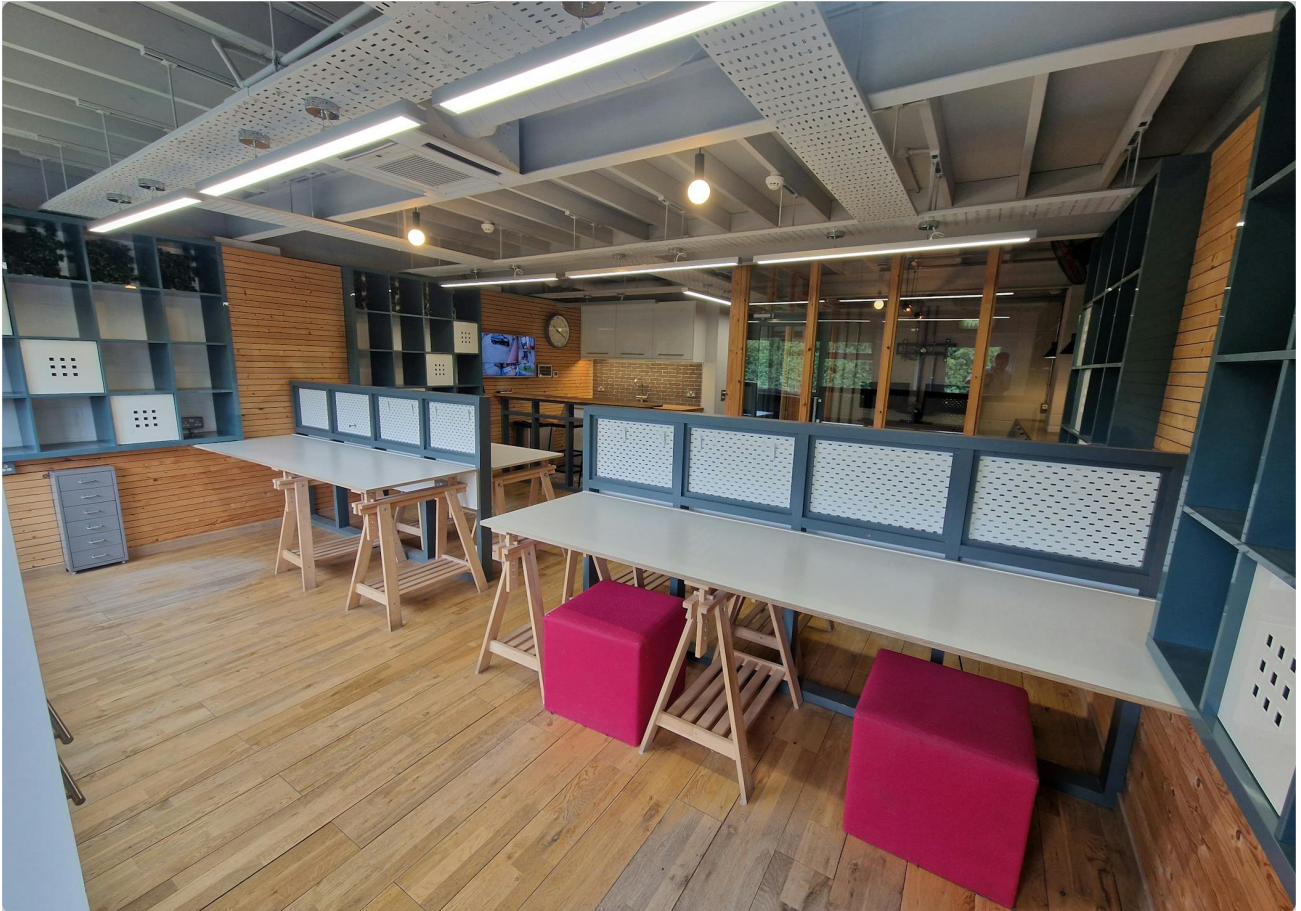
02392 377800 | 07415438230

James@hi-m.co.uk

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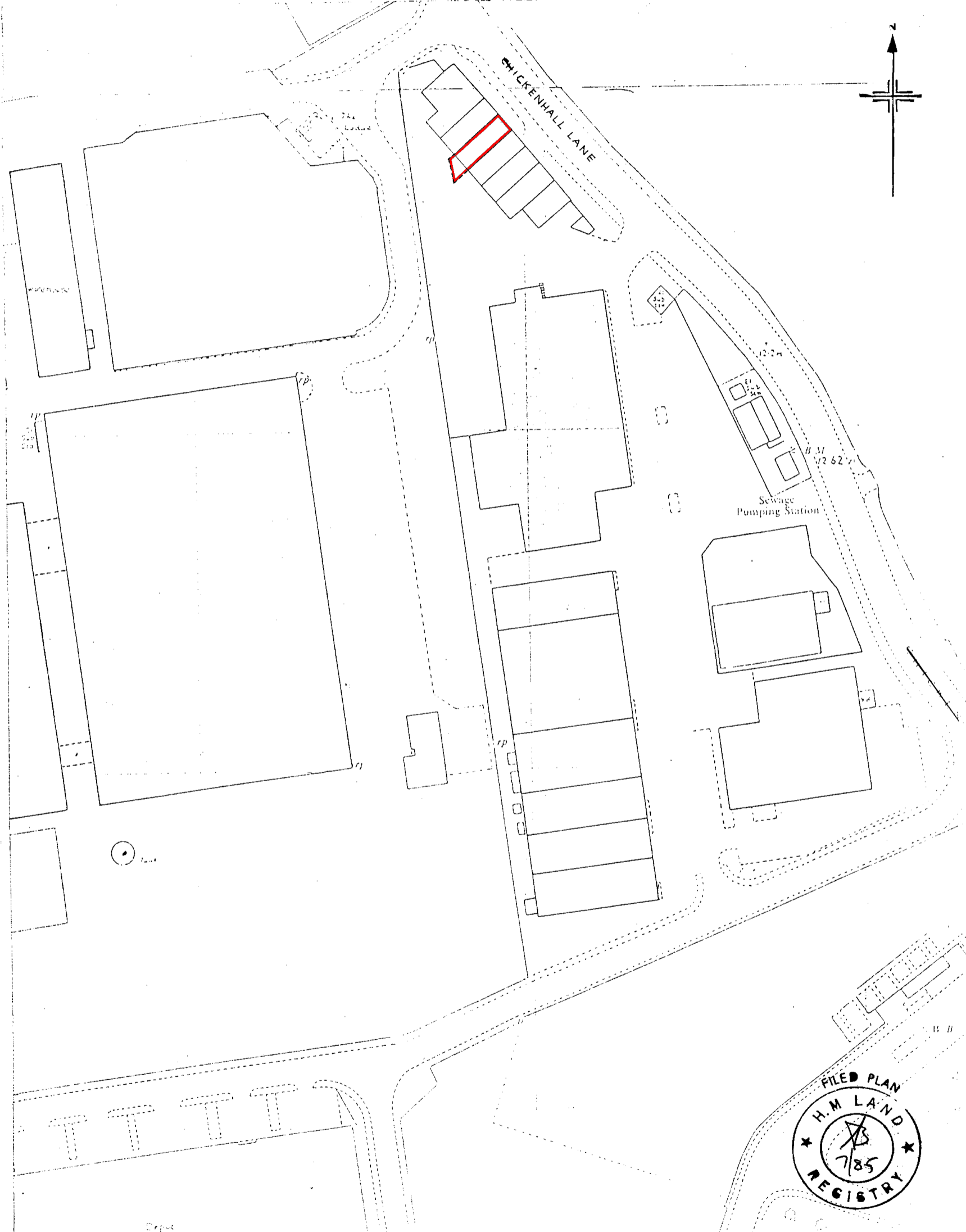


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H.M. LAND REGISTRY		TITLE NUMBER
		HP 276263
ORDNANCE SURVEY PLAN REFERENCE	5 U 4618 NW	Scale 1/1250
COUNTY HAMPSHIRE	EASTLEIGH DISTRICT	© Crown copyright

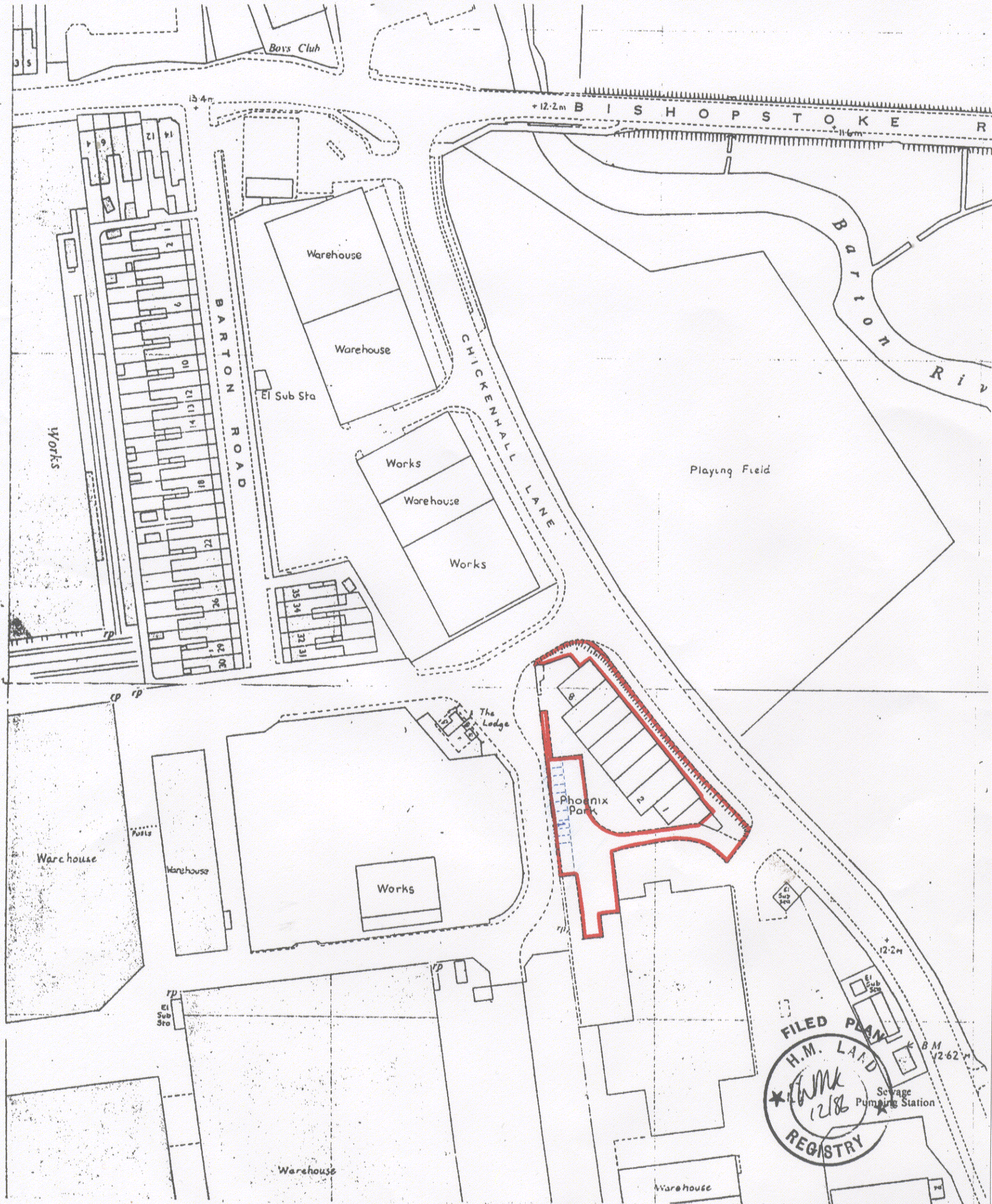


This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 10 June 2026 at 09:30:15. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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H.M. LAND REGISTRY		TITLE NUMBER HP304264		
ORDNANCE SURVEY PLAN REFERENCE	SU 46 18 N W	SU 46 19 S W	Scale 1/1250	
COUNTY HAMPSHIRE	DISTRICT EASTLEIGH	© Crown Copyright		



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