



**7 NEWMANS COPSE ROAD, HOUNSDOWN BUSINESS
PARK, SOUTHAMPTON, SO40 9LX**

INDUSTRIAL / WAREHOUSE TO LET / FOR SALE

14,185 SQ FT (1,317.83 SQ M)



Summary

SELF-CONTAINED DETACHED INDUSTRIAL/WAREHOUSE UNIT - FOR SALE/TO LET

Available Size	14,185 sq ft
Rent	£215,000 per annum
Price	£2,600,000
Rates Payable	£61,920 per annum
Rateable Value	£129,000
Estate Charge	£988 per annum
EPC Rating	Upon enquiry

- Clear span warehouse
- Strong location
- Good parking
- Loading door
- Secure yard areas
- 3 phase electric
- First floor offices



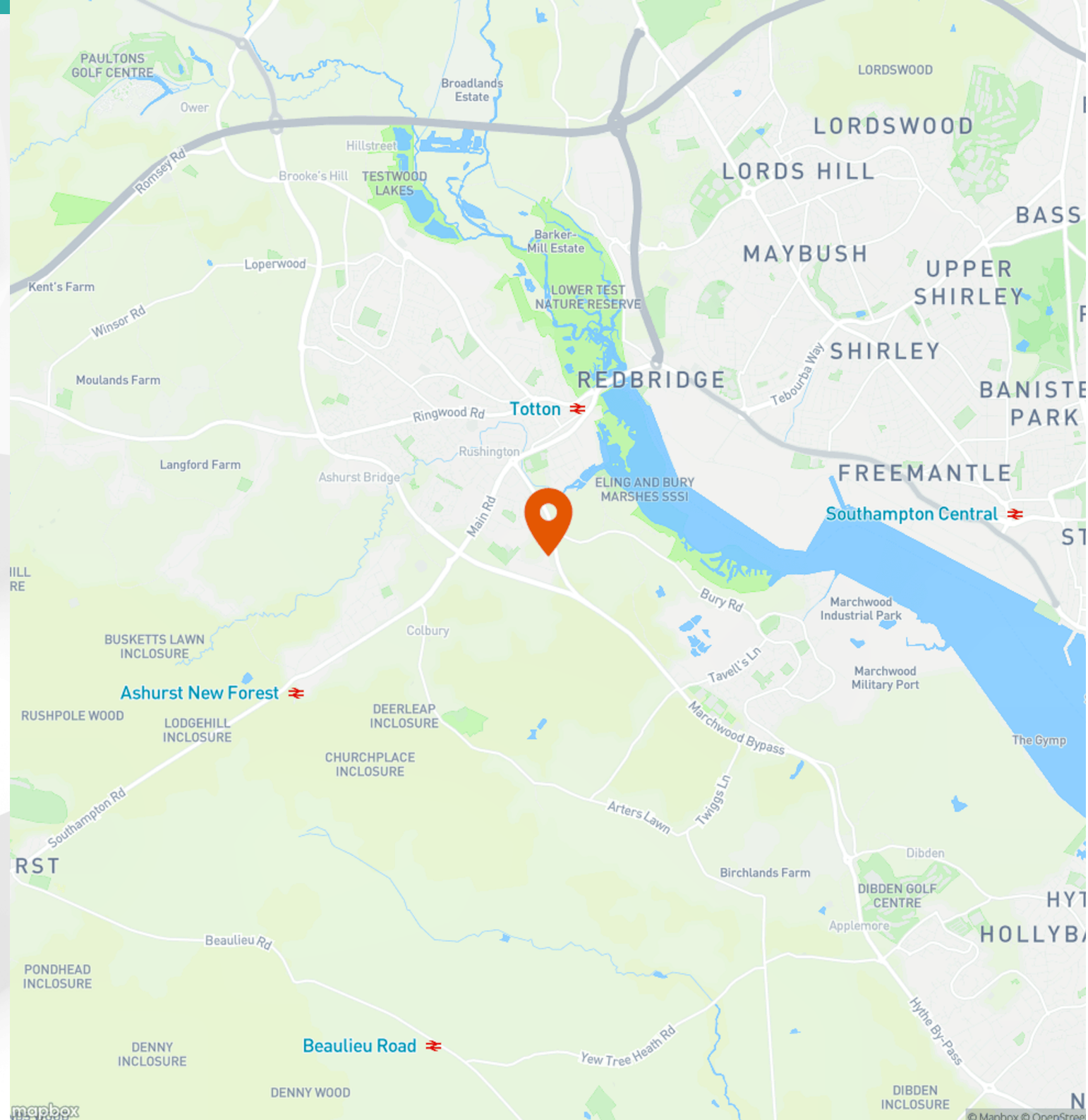
Location



**7 Newmans Copse Road,
Hounsdown Business Park,
Totton, Southampton, SO40
9LX**

7 Newmans Copse Road is in Totton, on the western side of Southampton, right on the edge of the New Forest area. It's considered a well-connected suburban location: quieter than central Southampton, but with excellent access to major roads, rail links and the south coast.

The property is particularly good for road travel because it gives easy access to the M27 and other major routes including the M3.





Further Details

Description

The subject property consists of a self-contained detached industrial/warehouse unit of steel portal frame construction surmounted by a pitched profile metal clad roof with brick elevations to a low level and profile steel cladding continuing to the eaves. The front elevation features an electric up & over loading door 4.35 metres high by 3.2m wide.

Externally to the front elevation is secure parking and a separate yard area, which is floodlit and accessed by large palisade gates. To the rear of the property is another large secure yard accessed directly from Newmans Copse Road, with two palisade gates.

Specification

- Heating & air conditioning to offices
- LED lighting to warehouse and offices
- Kitchen facilities
- WCs
- Minimum eaves: 6.5m
- Maximum height to roof ridge: 8.7m
- 3 phase electric supply

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	11,866	1,102.39
1st	1,684	156.45
Mezzanine	635	58.99
Total	14,185	1,317.83

Terms

The long leasehold interest is available to purchase at an asking price of £2,600,000. The property is held on a long lease for a term of 250 years from 01.01.2001.

The property is also available to let on a new FRI lease with terms to be negotiated.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.





Enquiries & Viewings



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