



**UNIT 31 SOUTH HANTS INDUSTRIAL PARK,  
STEPHENSON ROAD, SOUTHAMPTON, SO40 3SA**

INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE FOR SALE

6,881 SQ FT (639.27 SQ M)



# Summary

## MID-TERRACE INDUSTRIAL/WAREHOUSE UNIT - FOR SALE

Available Size 6,881 sq ft

Price £1,100,000

Rateable Value £38,750

We advise interested parties to make their own enquiries with the Local Authority

EPC Rating D (79)

- Clear span warehouse with good eaves height
- Concertina loading door w:5.98m
- Allocated forecourt and parking with additional separate parking spaces
- Mains services
- Good access to A36 / M27 (Junction 2)
- Solar
- Good quality offices

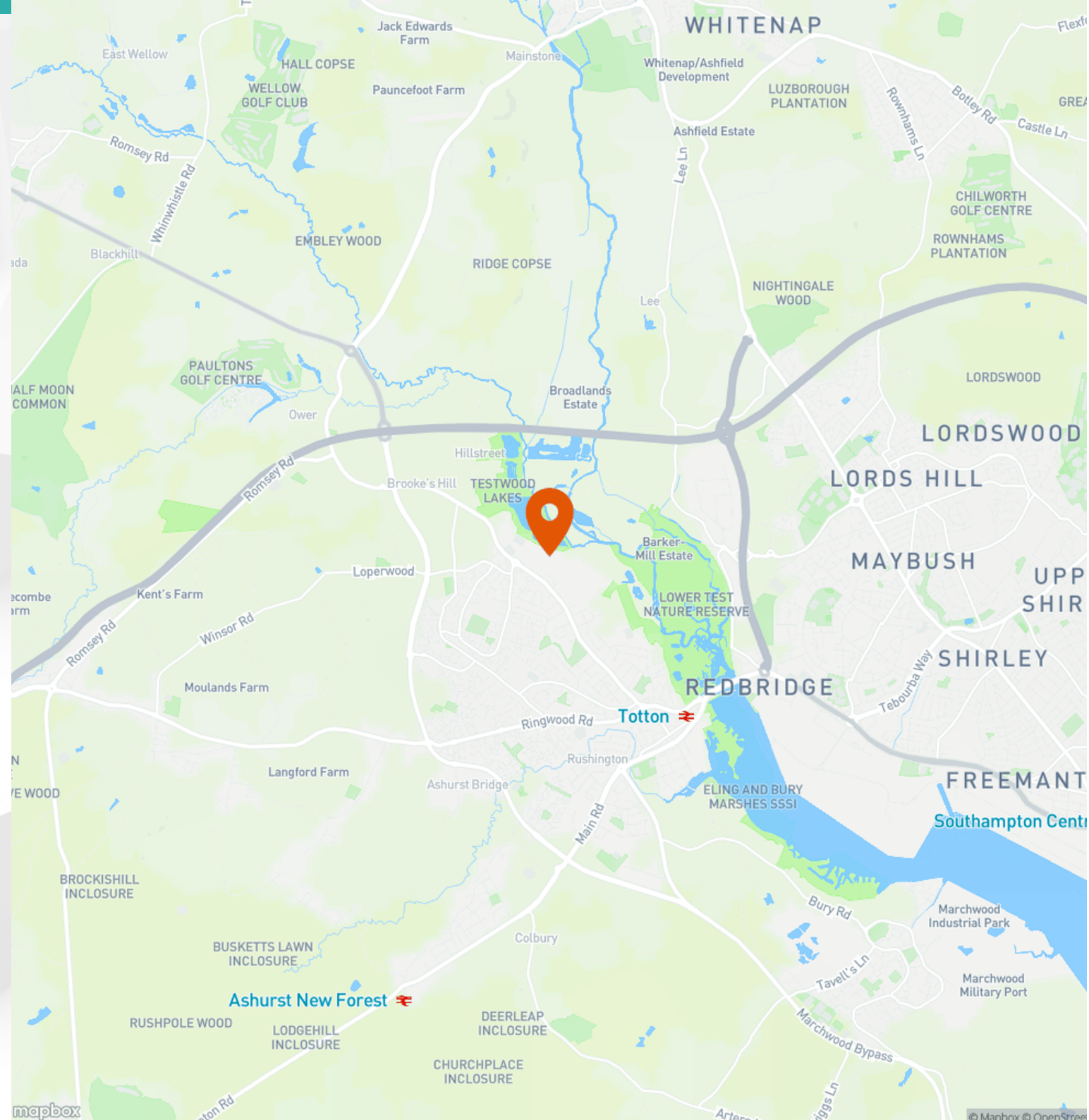


# Location



**Unit 31 South Hants Industrial Park Stephenson Road, Southampton, SO40 3SA**

South Hants Industrial Park is a popular and well-established estate located in Calmore, Totton. It benefits from excellent transport connectivity being within 2 miles of M27 Junction 2, giving access to Southampton Docks, Southampton Airport, and national motorway links.





Products

- ▶
- ▶
- ▶
- ▶
- ▶



# Further Details

## Description

31 South Hants Industrial Park is a mid-terrace industrial warehouse unit situated on the established Calmore Industrial Park in Totton.

The premises provide versatile accommodation suitable for a variety of light industrial, storage, and distribution uses. The warehouse area has a minimum eaves height of 5.5m and maximum height of 7.47m to the ridge. The racking could potentially be available by way of separate negotiations.

Open plan first floor office accommodation with the benefit of LED lighting and meeting rooms. Beneath the offices are Male/Female WC's with a shower facility and kitchenette breakout area.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,995	464.05
1st	1,886	175.22
<b>Total</b>	<b>6,881</b>	<b>639.27</b>

## Viewings

Strictly by appointment with the sole agents.

## Terms

The long leasehold interest is available to purchase. The property is held on a 999 year lease from 25 December 1987, with a ground rent of £25 per annum.

## 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.

## Legal Costs

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

## AML

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





## Enquiries & Viewings



**Alex Gauntlett**

[agauntlett@vailwilliams.com](mailto:agauntlett@vailwilliams.com)

07584 657 826



**Nik Cox**

[ncox@vailwilliams.com](mailto:ncox@vailwilliams.com)

07870 557410

0238 082 0900



**Vail  
Williams**

[View on our website](#)