



## Yard At Withy Park, Withy Meadows, Dutton Lane, Eastleigh, SO50 6AB

### SECURE STORAGE YARD WITH OUT-BUILDINGS

#### Summary

Tenure	To Let
Available Size	1.50 Acres / 0.61 Hectares
Rent	£100,000 per annum
Business Rates	To be confirmed
EPC Rating	EPC exempt - No building present

#### Key Points

- Well located close to Junction 13 of the M3 & Junction 5 of the M27
- Secure Yard
- Fully Tarmaced
- Out-buildings on site
- Portacabin Offices

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# Yard At Withy Park, Withy Meadows, Dutton Lane, Eastleigh, SO50 6AB

## Description

The subject yard is available for storage purposes. There are various out buildings which can be utilised or removed. There is also a fully functional temporary office building on site. Multiple uses considered subject to planning if required.

## Location

Withy Park is located at the northern end of Dutton Lane which is accessed off Bishopstoke Road leading west towards Eastleigh Town Centre, the Train Station with routes leading towards the M3 and M27 motorway networks and heading east towards Bishopstoke and Fair Oak.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor - Open Storage	65,340	6,070.28	Available
<b>Total</b>	<b>65,340</b>	<b>6,070.28</b>	

## Specification

- \* Secure Site with Palisade Fencing
- \* Fully Tarmaced Surface
- \* Flood Lighting
- \* Steel Portal Framed Out Buildings
- \* Portacabin Style Offices Fully Fitted Out
- \* Power to Site
- \* Internet Connection to Site

## Terms

Available on a new full repairing & insuring lease for a term to be agreed at £100,000 per annum.

The rent is not subject to VAT.

## Business Rates

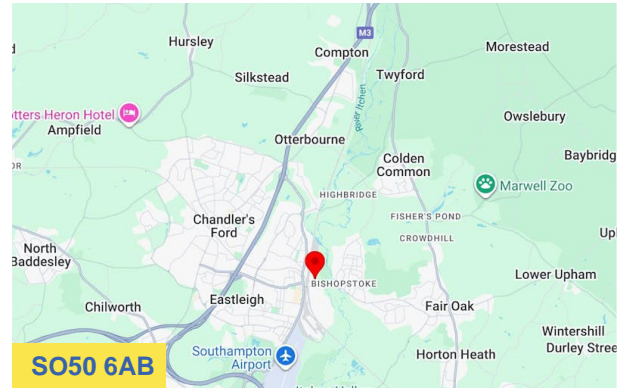
Rateable Value £

You are advised to check this with the local authority before making a commitment to lease.

## Other Matters

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

VAT - VAT is Not Applicable



## Viewing & Further Information

Tom Holloway  
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