



Castlehill Business Park

Flexford Road, North Baddesley, Hampshire, SO52 9DF



FOR SALE / TO LET

Modern Interconnected Warehouses with Offices

Semi Rural Location 10 minutes from M3

26,616 ft² 2,472.60(m²)

Site of 1.38 Acres



Description

Castlehill Business Park is a storage and distribution warehouse with ancillary office space. The warehouses are steel portal framed buildings with mostly insulated sheet roofs. They have been modernised and combined. The heights vary with the most modern building benefitting from 6.74m height to ridge and 5.10 m height to haunch. There is 3 phase power and oil fired hot air blowers. The lighting is mostly LED. There are staff WC's in the warehouse.

The offices are modern and bright. They benefit from mostly open plan space with some meeting rooms and private offices. There are two staff kitchens/ break out spaces and additional staff WC's. The offices have both air conditioning and oil fired central heating.

Specification

- Semi rural industrial building
- 1.38 acre site
- Offices with reception and meeting room
- Open plan space
- Suspended ceilings and LED lighting
- 5.1m internal eaves height
- 6.74m ridge height
- 4 roller shutter loading doors varied sizes.
- 29 car parking spaces
- EPC Rating (TBC)



Floor Area	Sq Ft	Sq M
Warehouses	22,157	2,058
Mezzanine	1,584	148
Offices	2,875	267
TOTAL (GIA)	26,616	2,473









Location

Castlehill Business Park is located on Flexford Road which connects North Baddesley to Chandlers Ford. The semi rural site is easily accessible from the M27 and M3.

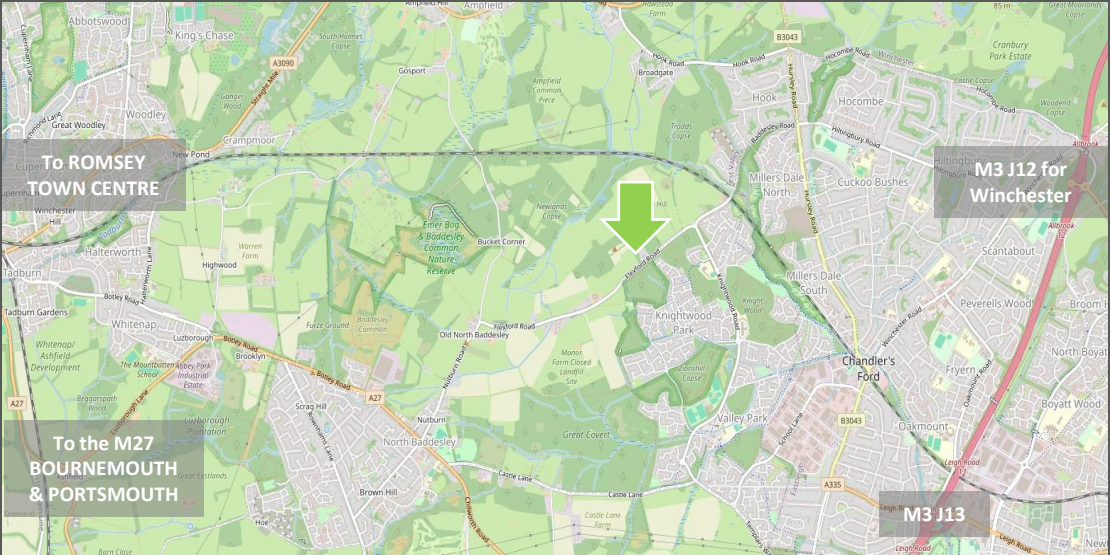
What 3 Words ///emerge.slope.funded

Terms

The freehold is available for offers in excess of £2,500,000.
The property is available by way of a new lease at an initial rent of £260,000 per annum exclusive.

Business Rates

The Rateable Value is £169,000 from April 2026. <https://www.tax.service.gov.uk/business-rates-find/search>.



Destinations	Miles
Romsey Town Centre	5.0
M3 J12	1.1
Port of Southampton – Dock Gate 20	8.7
Southampton International Airport	5.4
M3 J13	4.0
M27 J3	5.7

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SAT NAV: SO52 9DF

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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