Unit 21 Glenmore Business Park,

Lime Kiln Lane, Hardley Industrial Estate, Holbury, Southampton SO45 2AR



TO LET or FOR SALE

Modern Industrial Units, with car parking

Popular New Forest Business Park Location

1,310ft² (121.70 m²)

Description

This modern recently developed, industrial estate provides small business units suitable for a variety of occupiers.

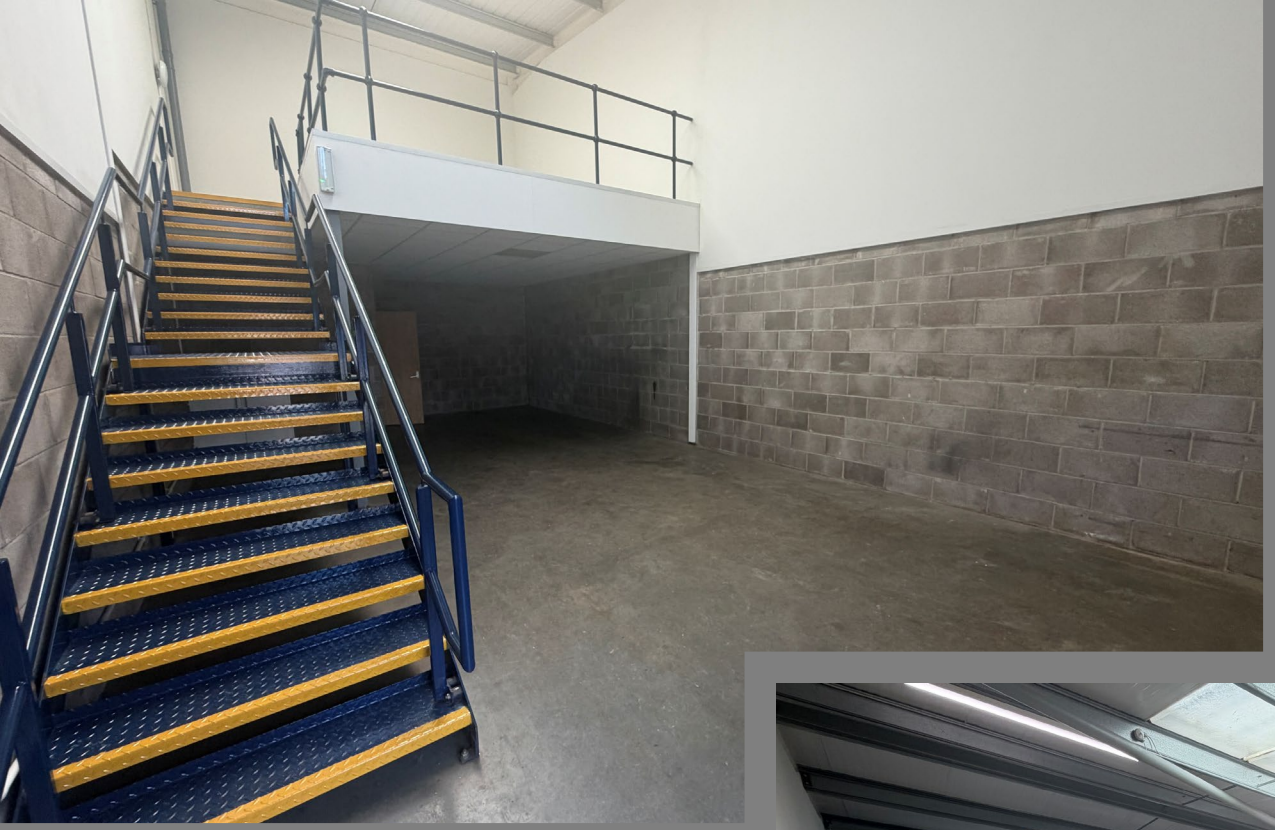
Unit 21 is an end of terrace unit and provides a light industrial and warehouse space with 1st floor mezzanine. The unit is constructed on a steel portal frame with low-level brick fascia with micro-rib cladding system above under an insulated profile metal sheet roof. There is a WC and kitchenette on the ground floor. There are 3 car parking spaces.

Specification

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Sectional up and over loading door
- 10% Daylight Roof Panels
- 3 Allocated Car Parking Spaces
- B8, B2 and Class E(g)(iii) use
- Large mezzanine floor
- Mains Gas, 3 Phase Electric and Water with BT Fibre Installed
- Suspended Ceiling with LED lighting beneath mezzanine
- Ground Floor Accessible WC
- Ground Floor Tea Point



Floor Area	Sq Ft	Sq M
Ground floor Warehouse	874	81.20
First Floor Mezzanine	436	40.50
TOTAL	**1,310**	**121.70**







Examples of Typical Interiors at Glenmore Business Park





Location

The Glenmore Business Park comprises a modern development of 24 units on Hardley Industrial Estate in Holbury, near Fawley, Southampton. The site is within easy reach of Southampton city centre, benefits from proximity to the Fawley oil refinery, is well served by local roads and has good access to the M27 and wider UK motorway network. Local occupiers include Howdens, PC Building Supplies, Quick UK and Lynx Response.

Terms

Unit 21 is available by way of a new fully repairing and insuring lease at an initial rent of £21,650 per annum exclusive of rates and service charge. The freehold is available for £358,000.

VAT is payable.

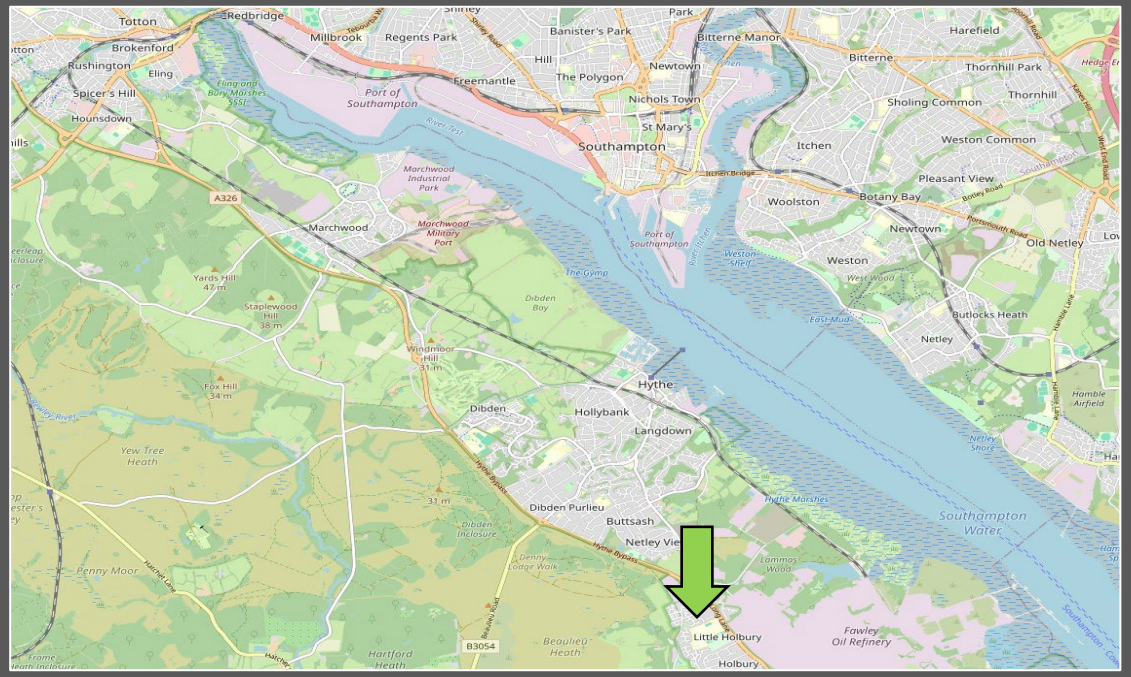
Service Charge

There is a service charge payable, full details are available on request.

Business Rates

All enquiries to New Forest District Council (www.voa.gov.uk).

Destinations	Miles
Southampton City Centre	12.3
Dock Gate 20	9.9
M271, for M27 (for Portsmouth/ Bournemouth)	10.8



Unit 21 Glenmore Business Park, Holbury **SAT NAV: SO45 2AR**

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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