

To Let

- 5m Minimum Eaves
- Air Conditioned Offices
- Excellent Car Parking
- Flexible Unit Sizes
- Suitable for Variety of Occupiers



Modern Industrial and Office Units

500 - 3,000 sq ft (46.45 - 278.7 sq m)

Selhurst Farm Business Park , Willow Drive, Soberton, Southampton,
Hampshire, SO32 3AF

Description

The development will provide high-quality units designed to accommodate a range of occupier requirements, set within an attractive rural location. Planning permission has been granted and units are available on an off-plan basis.

The industrial units will be finished to a high standard, benefiting from a clear internal height of approximately 5 metre minimum eaves, resin flooring, three-phase power supply and roller shutter loading doors.

The modern office unit will feature LED lighting, perimeter trunking, air conditioning and a fibre optic broadband connection.

Each unit will include WC and kitchen facilities, with one car parking space provided per 250 sq ft for the offices and one per 500 sq ft for industrial.

A full availability schedule is provided overleaf. Further details on build specification available upon request. Please note that the images shown are CGI representations. Construction will be undertaken subject to occupier demand, with an estimated lead time to occupation of approximately 12-16 weeks.

Energy Performance Certificate

EPC to be provided.



Property	Sq Ft	Sq M	Asking Rent	Parking
Small Offices	500	46.45	£12,500	2 per office
Large Office	3,000	278.70	£48,000	12
500 sq ft Industrial Terraced Units	500	46.45	£12,500	1 per unit
1000 sq ft Industrial Terraced Units	1,000	92.9	£17,500	2 per unit
1500 sq ft Industrial Semi-Detached Units	1,500	139.35	£22,500	3 per unit
3000 sq ft Standalone Industrial Unit	3,000	278.70	£45,000	6

Terms

The premises are available on new full repairing and insuring leases.

Consideration will be given to the sale of the large office building, the standalone industrial unit (approximately 3,000 sq ft), or the site as a whole. Price upon application.

Rates

To be assessed.

VAT

We are advised that the units will be elected for VAT.



Selhurst Farm Business Park , Willow Drive, Soberton, Southampton,
Hampshire, SO32 3AF

Location

Sehurst Poultry Farm is located off Heath Road in Soberton Heath, a rural yet accessible position approximately 3.5 miles north-east of Wickham. Heath Road connects with the A32, providing convenient access to the M27 motorway at Junction 10 (Fareham) and onwards to the wider South Coast road network.

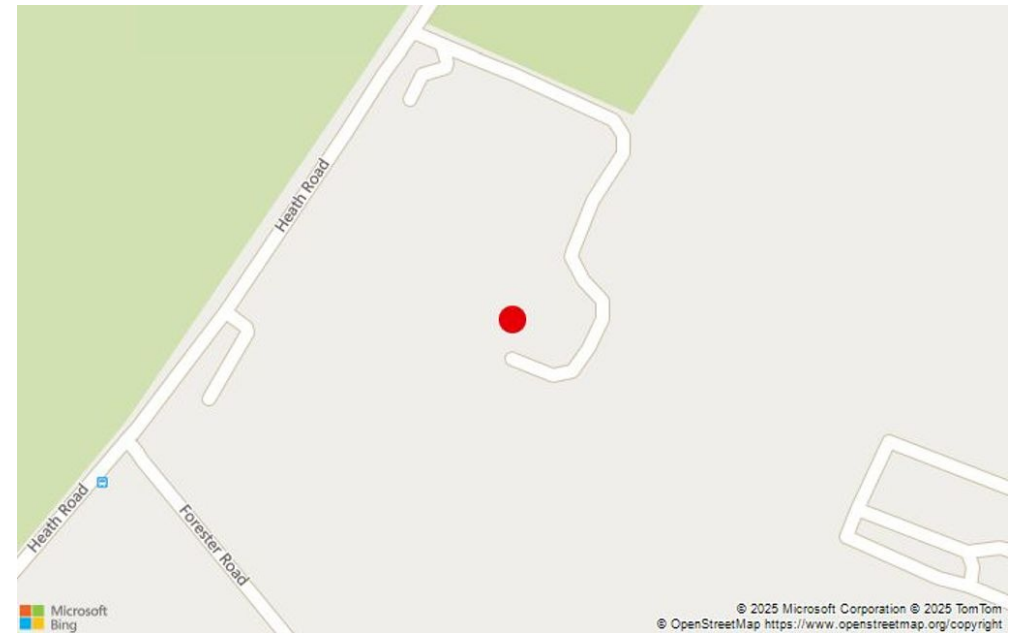
The property lies approximately 6 miles north of Fareham, 12 miles east of Southampton, 10 miles south of Winchester and 20 miles south of Alton. Portsmouth is around 14 miles to the south-east, offering further amenities and transport links including the A3(M) to London.

For all enquiries:

James Allen

Email: ja@keygrove.com
Direct Dial: **023 8083 5962**
Office: **023 8063 5333**
Mobile: **07976 677482**

Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

Date published 10-Feb-2026

