

To Let

- 4.1m height under mezzanine
- Good car parking
- 3 phase power supply
- Mezzanine suitable for office or storage use



New Business Unit
1,888 sq ft (175.4 sq m)

Unit 1, Anchor Point Industrial Park, Shore Road, Hythe, Southampton, SO45
6GJ

Description

A small development of newly constructed Class E business units, with Units 1-3 available and Units 4-6 let. Unit 1 is a detached unit with an electric roller shutter door of approximately 3.63 m wide by 3.45 m high and height under the mezzanine is approximately 4.1 metres.

The unit is available for viewing, with only final internal finishes remaining. The unit benefits from three-phase power, a durable concrete floor and mains water connection.

The mezzanine is in shell condition and can be fitted out to provide modern office accommodation with a suspended ceiling and integrated LED lighting, or retained for storage. The landlord will consider undertaking the works, or alternatively a tenant may complete their own fit-out, with specification and landlord contributions subject to agreement.

There are WC and kitchenette facilities. There are 4 car parking spaces. Additional free roadside parking is available immediately outside the estate.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Ground Floor Workshop	944	87.7
Mezzanine	944	87.7
Total	1,888	175.4

Energy Performance Certificate

EPC certificates will be provided once the units have been constructed.



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Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £29,750 per annum exclusive.

Rates

To be assessed.

VAT

We are advised that VAT will be payable.



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Location

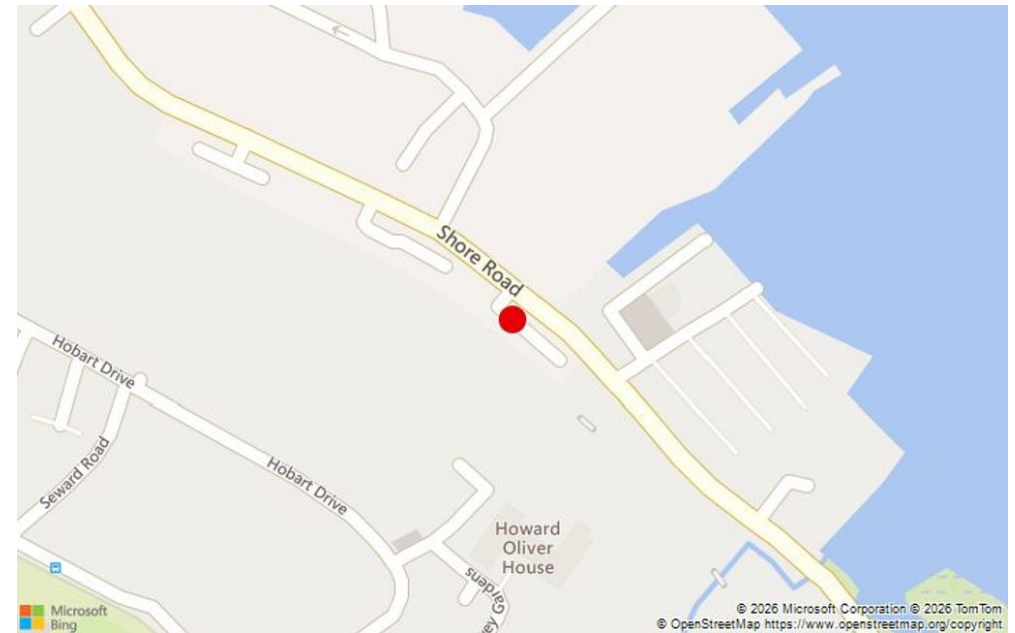
The site is located on Shore Road, on the south side of Hythe town centre opposite Hythe Marine Park. Southampton city centre and the M27 Junction 2 are both 10 miles approx by road. The Hythe ferry runs frequent passenger services from Hythe Pier to Town Quay, Southampton and takes 10 minutes approx.

For all enquiries:

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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

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