To Let

- Close to M27 Junction 5
- Suitable for a Variety of Users
- Secure Fencing
- Level and Surfaced



Keygrove
www.keygrove.com
023 8063 5333

Secure Open Storage Land - c. 0.24 Acres

10,410 sq ft (967.09 sq m)

Area A2, Itchen Business Park, Kent Road, Southampton, Hampshire, SO17 2LJ

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Description

The site comprises a level, surfaced open storage plot extending to approximately 10,410 sq ft (0.24 acres), suitable for a variety of occupiers. Flexible lease terms are available.

The plot will benefit from Type 1 aggregate surfacing, secure perimeter fencing and 24/7 gated access.

Please note that the land is currently being cleared and prepared. The photographs and aerial image are indicative of the condition in which the plot will be provided. The ground-level photographs show the neighbouring plot, which is of a similar size and benefits from the same Type 1 surfacing that will be provided.

Accommodation (Approximate GEA)

Floor	Area (sq ft)	Area (sq m)
Total	**10,410**	**967.09**

Terms

Area A2 is available on a new full repairing and insuring lease at an initial rent of £30,000 per annum exclusive.

Rates

To be assessed.

VAT

We are advised that VAT will be payable.

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Location

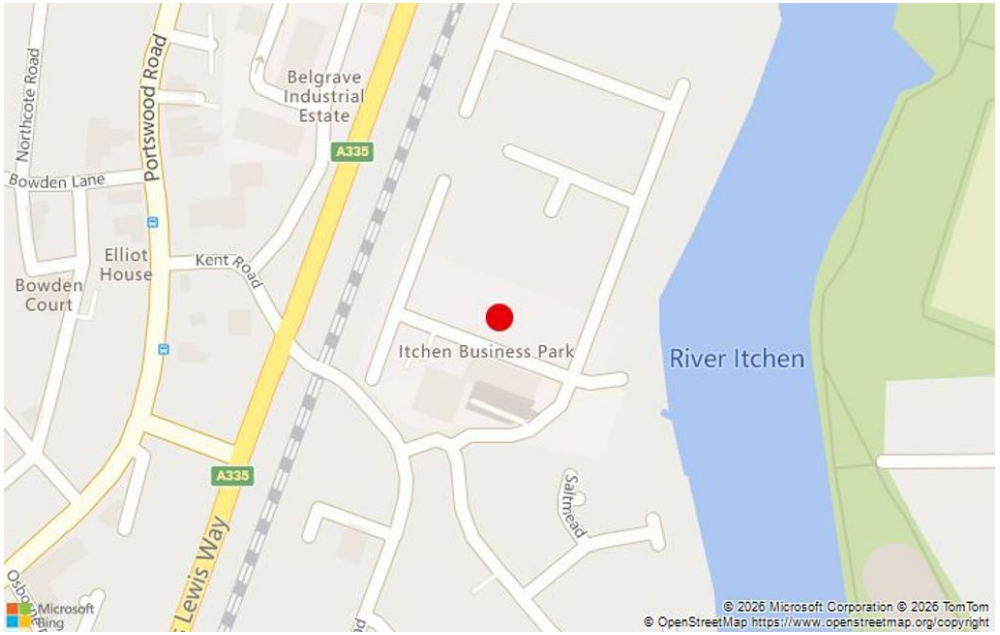
The land is located in Kent Road, Portswood. Vehicular access is via St Denys Road and pedestrian access is available from Portswood Road. St Denys railway station is approximately 0.4 miles to the south. Southampton City Centre is approximately 2 miles to the south east and the M27 junction 5 is approximately 2 miles to the north.

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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