

To Let

- Roller Shutter Door
- 3 Phase Electricity
- Mains Gas Connection
- 15 kN/m2 Ground Floor Loading Capacity
- Mezzanine Floor



Industrial Unit

1,022 sq ft (94.94 sq m)

18 Glenmore Business Park, Lime Kiln Lane, Holbury, Southampton,
Hampshire, SO45 2AR

Description

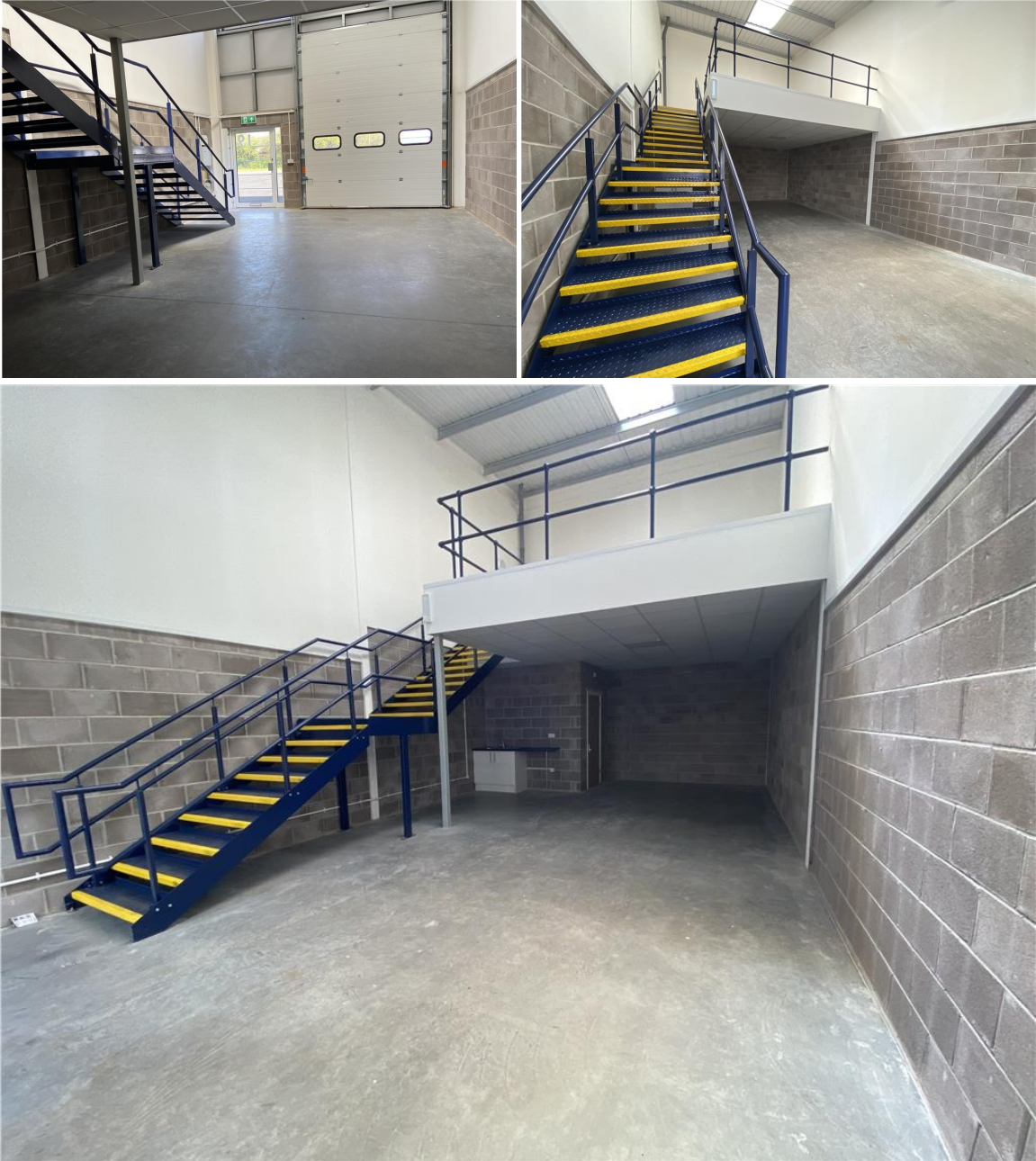
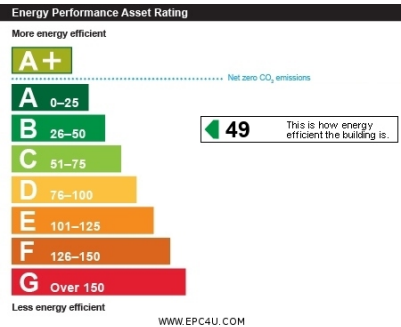
The property is a mid-terrace new build industrial unit with ground floor kitchenette and WC. It has a manual roller shutter loading door (2.98 m wide and 3.93 m high), three phase electric and gas connections. The minimum eaves are 6.28m and 2.7m under the mezzanine. There are allocated car parking spaces in front of the unit. Photos are from 2022.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Ground Floor	686	63.73
First Floor	336	31.21
Total	1,022	94.94

Energy Performance Certificate

EPC rating B49. A copy of the EPC is available on request.



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Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £12,800 per annum exclusive.

Service Charge

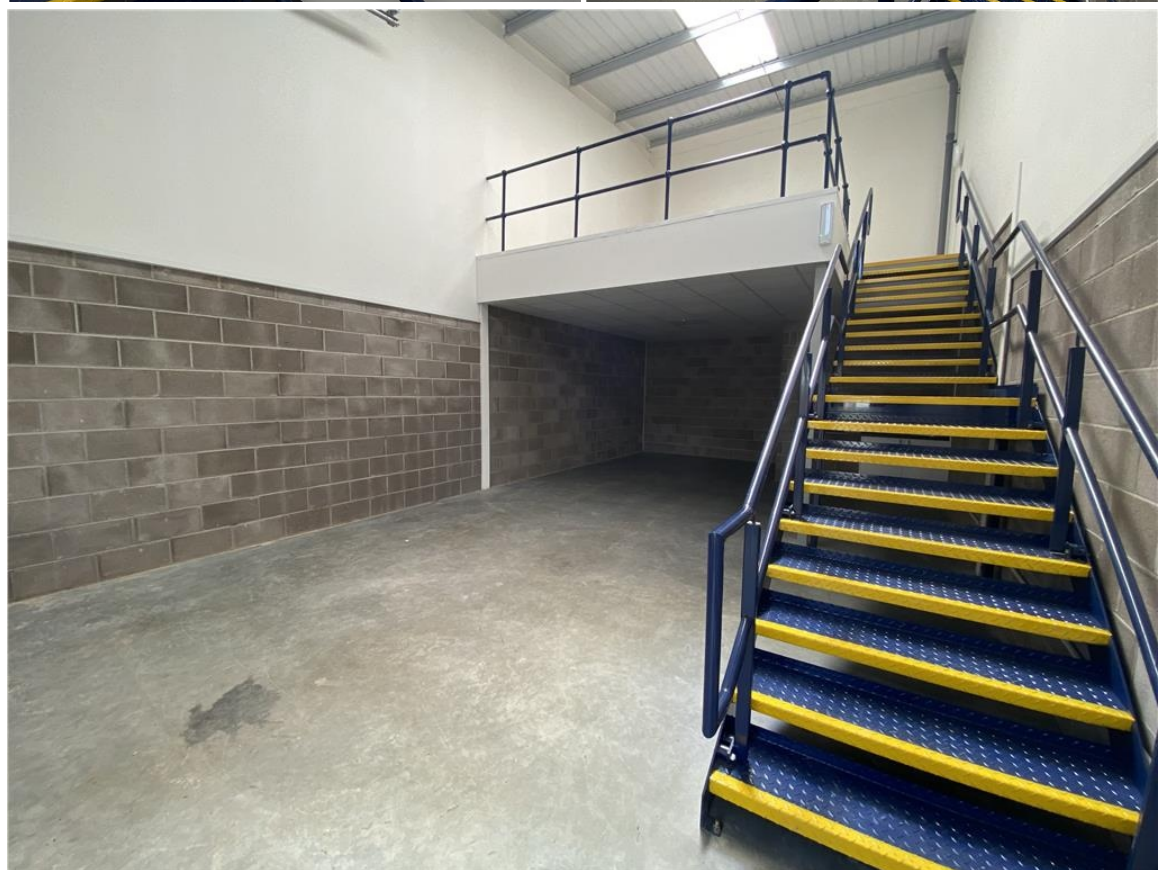
There is a service charge payable in respect of this property. Further information is available on request.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £10,800. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



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Location

Glenmore Business Park is located on Lime Kiln Lane, accessed via the A326 Totton Western By-Pass approximately 11 miles west of Southampton City Centre, 8 miles from Southampton Docks and 10 miles from the M27 Junction 2. Local occupiers include Travis Perkins, Randall Industrial Services and Vibrant Forest Brewery.

For all enquiries:

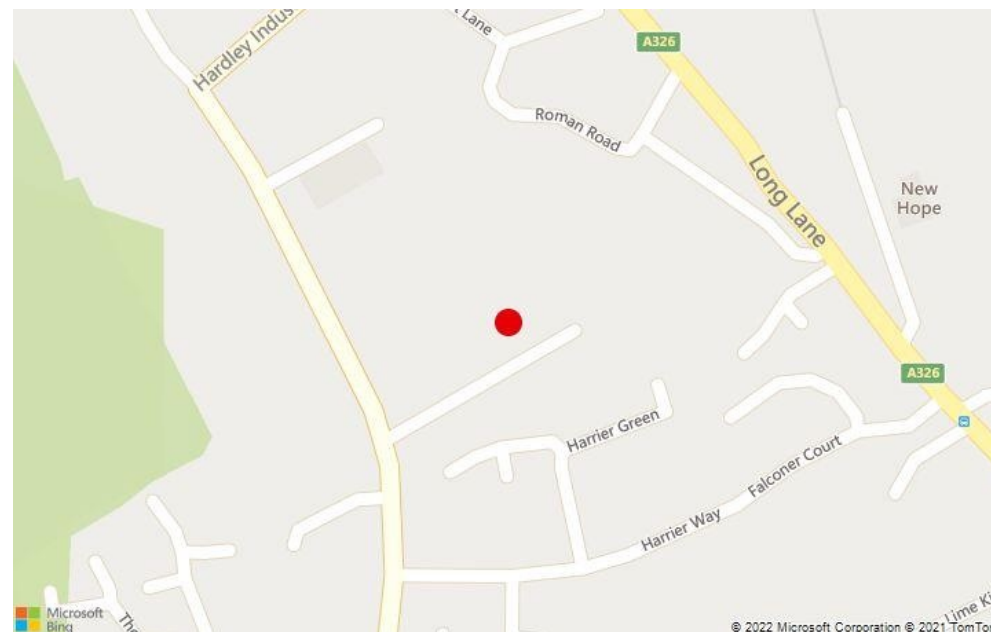
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Map



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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