

Unit 21 Glenmore Business Park

Lime Kiln Lane, Hardley Industrial Estate,

Holbury, Southampton SO45 2AR

FOR SALE /TO LET

125.72 sq m (1,352 sq ft)

HELLIER LANGSTON

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Industrial/ Warehouse Unit

Description

End of terrace unit provides a mix of light industrial and warehouse space with 1st floor mezzanine. The unit is built on a steel portal frame with low-level brick fascia with micro-rib cladding system above under an insulated profile metal sheet roof.

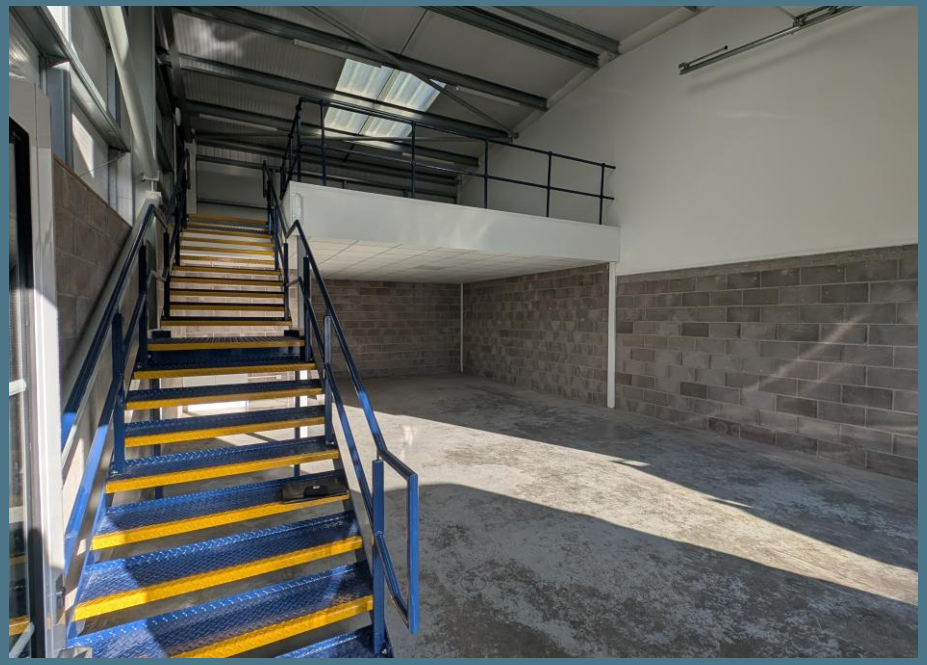
Specification

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Sectional up and over loading door
- 10% Daylight Roof Panels
- 2 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













Industrial/ Warehouse Unit

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

	Sq m	Sq ft
Warehouse and ancillary areas	81.06	872
First floor office and ancillary areas	44.66	480
Total	**125.72**	**1,352**

Business Rates

The premises are assessed in the April 2023 Rating List as Warehouse and Premises with a Rateable Value £13,250.

Estate Charge

We understand there is an estate service charge which is estimated at £670 per annum

EPC

B-43

Freehold Price

£358,000

Terms

The premises are available by way of a new Full Repairing and Insuring lease on terms to be agreed.

Rent

£21,650 per annum

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

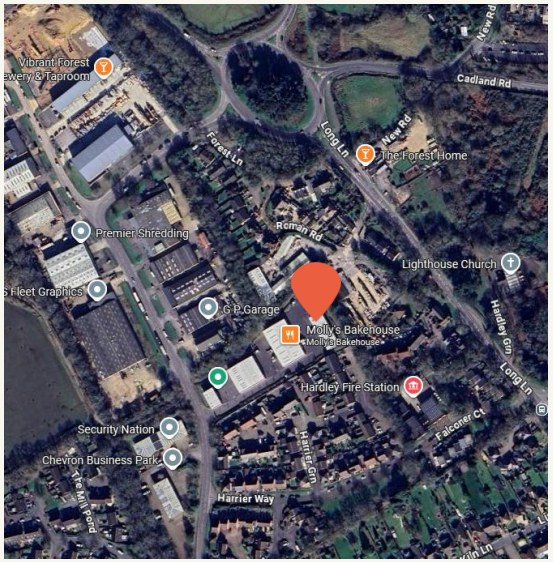
Code for Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

Location

The Glenmore Business Park comprises a new development of 24 units in a landscaped setting within an established commercial area 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.





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Strictly by appointment with sole agents Hellier Langston