Clock Tower Works

Shore Road, Warsash, SO31 9GQ

FOR SALE

1,149.40 Sq.m (12,372 Sq.ft)

HELLIER LANGSTON

www.hlp.co.uk

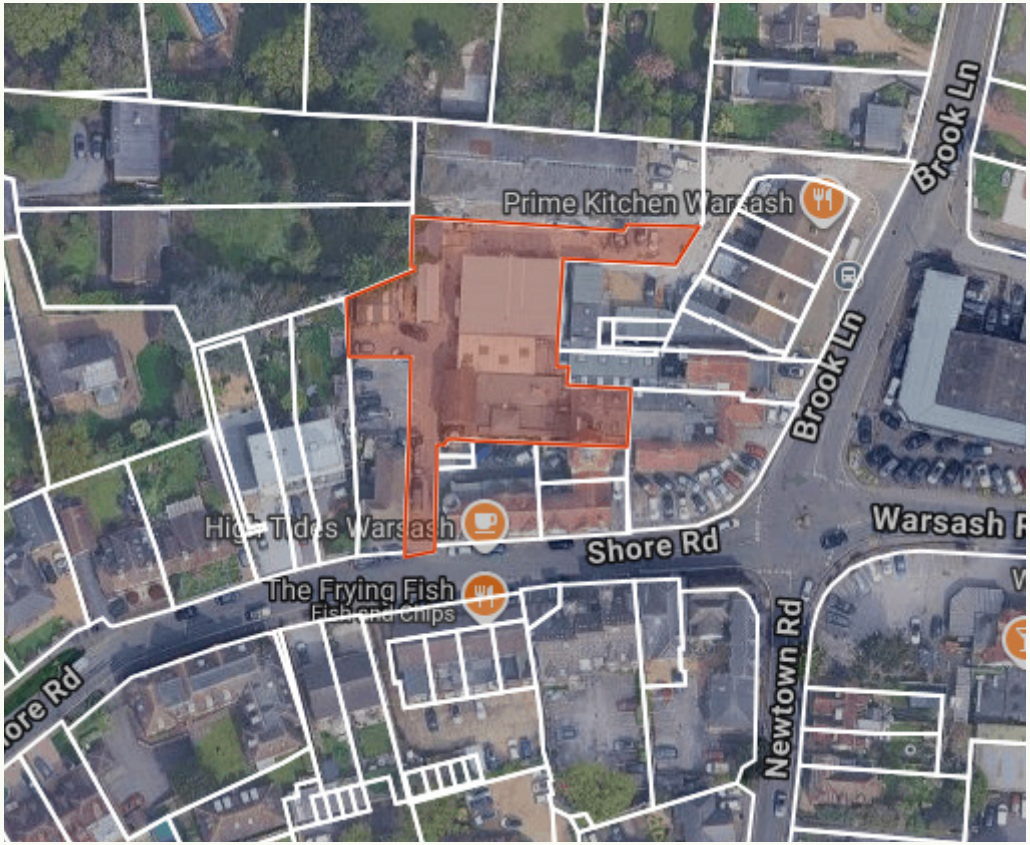
01329 220111 fareham@hlp.co.uk

Description

Clock Tower Works comprises a collection of industrial buildings dating from the mid 1900's grouped around a surfaced yard.

They are of varying forms of construction, including a two storey office of brick construction, hung tile to the first floor front, beneath a pitched tiled roof, a detached modern steel frame building, block & render store shed with profile steel roof.

The principal building is a two storey industrial building of brick construction clad with profile steel sheeting at first floor level. The roof is of various type including asbestos sheeting, profile steel and asphalt.



Summary

- Rare Freehold
- Vacant possession
- Industrial, workshop, warehouse, storage and ancillary office accommodation
- Central surfaced yard / parking
- Dual access via Shore Road and Brook Lane
- Suite owner occupiers and investors

Industrial Freehold

Price
£1,075,000 exc VAT

Tenure
Freehold interest with vacant possession of part and subject to subsisting tenancy linked to the first floor office suit, subject to contract.

EPC
Clock Tower Works - D77

The Green Shed - D84

VAT
Unless otherwise stated terms are strictly exclusive of Value Added Tax.

Rateable Value
Workshop and Premises £55,500.
Source: www.tax.service.gov.uk/business-rates-find/search

Planning
Clock Tower Works has an established history of commercial use, including industrial, workshop, warehouse, storage and office accommodation.

Given the property's position within the centre of Warsash and its surrounding residential environment, the site may offer longer-term redevelopment or alternative use potential, subject to securing the necessary planning consents and satisfying all relevant planning requirements.

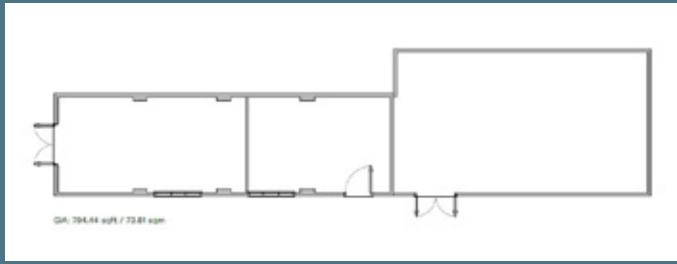
AML
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

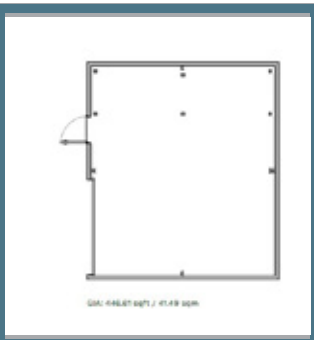
Accommodation
The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Accommodation	sq.m	sq.ft
Ground floor	747.96	8,051
First floor office (south side)	46.65	502
First floor office (north side)	239.49	2,578
Detached stores	73.81	794
Detached Industrial unit	41.49	447
TOTAL	**1,149.40**	**12,372**

Measured survey available on request.

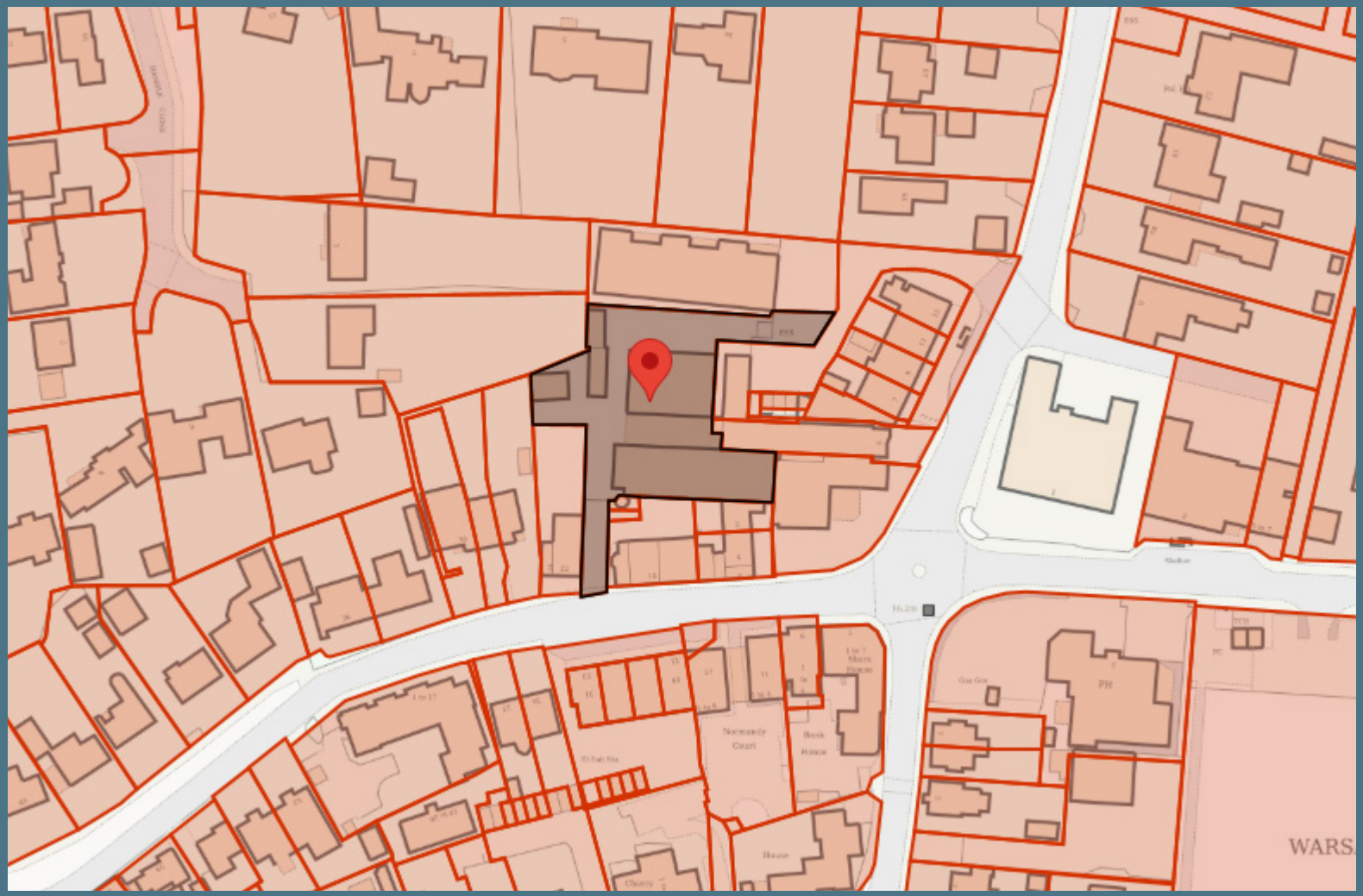
TOP 10
MORTGAGES





For identificaiton purposes only. Not to scale and not to be relied upon.

PDF documents available on request.


Normandy Court
Bank House
PH
WARS

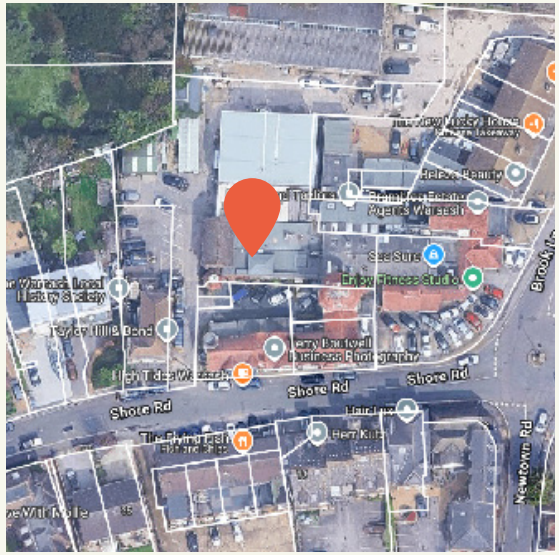
Location

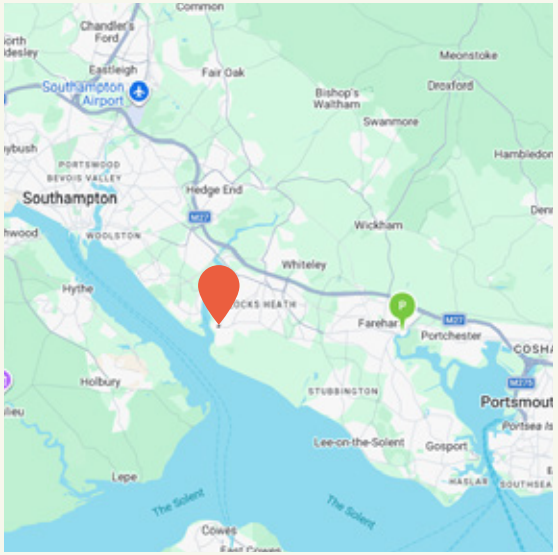
Warsash is an affluent coastal village on the eastern bank of the River Hamble, renowned for its sailing and marine heritage.

The village provides a range of local amenities, with further retail, leisure and everyday services available nearby in Locks Heath, Park Gate and Whiteley.

Clock Tower Works is accessed from Shore Road and is situated within the village centre, close to the River Hamble waterfront. The surrounding area comprises a mix of residential, commercial, retail and marine-related uses.

Junction 9 of the M27 is approximately 2 miles away, providing convenient access to Southampton, Portsmouth and the wider South Coast. Rail services are available from Swanwick and Fareham stations.





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Direct your viewing request and enquiries to:-

Patrick Mattison
07926 581464
patrick@hlp.co.uk

Tierney Brain
07562 980266
tierney@hlp.co.uk

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