Units 3 & 4 Cracknore Industrial Park

Harbour Close, Marchwood,

Southampton SO40 4AF

FOR SALE / TO LET

Unit 3: 225.01 sq.m (2,422 sq.ft)

Unit 4: 342.07 sq.m (3,682 sq.ft)

HELLIER LANGSTON

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Modern Warehouse/Industrial Units

Description

The properties provide industrial / warehouse accommodation within the established Cracknore Industrial Estate. The units are of modern steel portal frame construction with insulated profile steel cladding to walls and roof, the latter incorporating roof lights. Services are independent. Both have up and over loading doors to front elevations plus loading / unloading areas and forecourt parking. Unit 4 also benefits from a large eaves' height hinged door on the side elevation as well as an additional concrete hardstanding apron. There is a party wall that was erected between the units that could, subject to further investigation, be removed to create a single larger unit.

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	Price	Rent	EPC
Unit 3	225.01	2,422	£355,000	£27,850	C57
Unit 4	342.07	3,682	£540,000	£42,450	C54
Total	**567.98**	**6,104**	**£895,000**	**£70,300**	

Rent

Unit 3:	£27,850 pa
Unit 4:	£42,450 pa
Total:	£70,300 pa

All rents are exclusive of rates, VAT & all other outgoings.

Price

Unit 3:	£355,000
Unit 4:	£540,000
Combined:	**£895,000**

For the freehold interest with vacant possession on completion. All prices exclusive of VAT.

EPC

Rating:

Unit 3: C57

Unit 4: C54

Rateable Value

Unit 3 - Workshop and Premises £29,750.

Unit 4 - Workshop and Premises £39,750.

Source: www.tax.service.gov.uk/business-rates-find/search

VAT

It is understood the properties are VAT elected.

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 of Leasing Business Premises

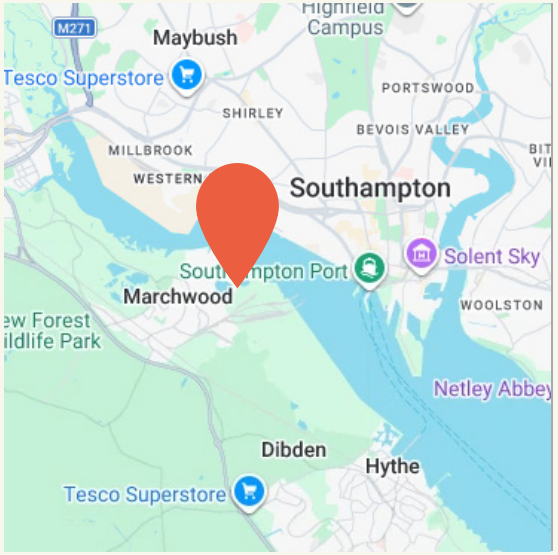
In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

Location

The properties are located at Cracknore Industrial Park, Marchwood, a well-established industrial estate in a strategic position close to the Port of Southampton and the wider marine and logistics infrastructure that serves the South Coast.

The location is particularly attractive to occupiers involved in manufacturing, distribution, engineering and port-related operations.

The properties benefit from excellent road connections via the M271 and M27, providing straightforward access across the South Coast and to the national motorway network.



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Direct your viewing request and enquiries to:-

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Strictly by appointment with sole agents Hellier Langston.