



UNITS 5, 6 AND 7 CLOVELLY BUSINESS PARK, CLOVELLY ROAD, SOUTHBOURNE, PO10 8PE

INDUSTRIAL / WAREHOUSE TO LET / FOR SALE
2,823 TO 8,930 SQ FT (262.27 TO 829.62 SQ M)



**Vail
Williams**

Summary

3x self contained modern industrial properties.

Available Size	2,823 to 8,930 sq ft
Rent	£12 per sq ft
Price	Offers in excess of £1,250,000
Business Rates	Upon Enquiry
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
EPC Rating	Upon Enquiry

- 2.74m Eaves
- Modern Kitchenette
- Board Rooms
- 31 Car Parking Spaces
- LED Lighting
- Established Industrial Estate
- Secure Yard

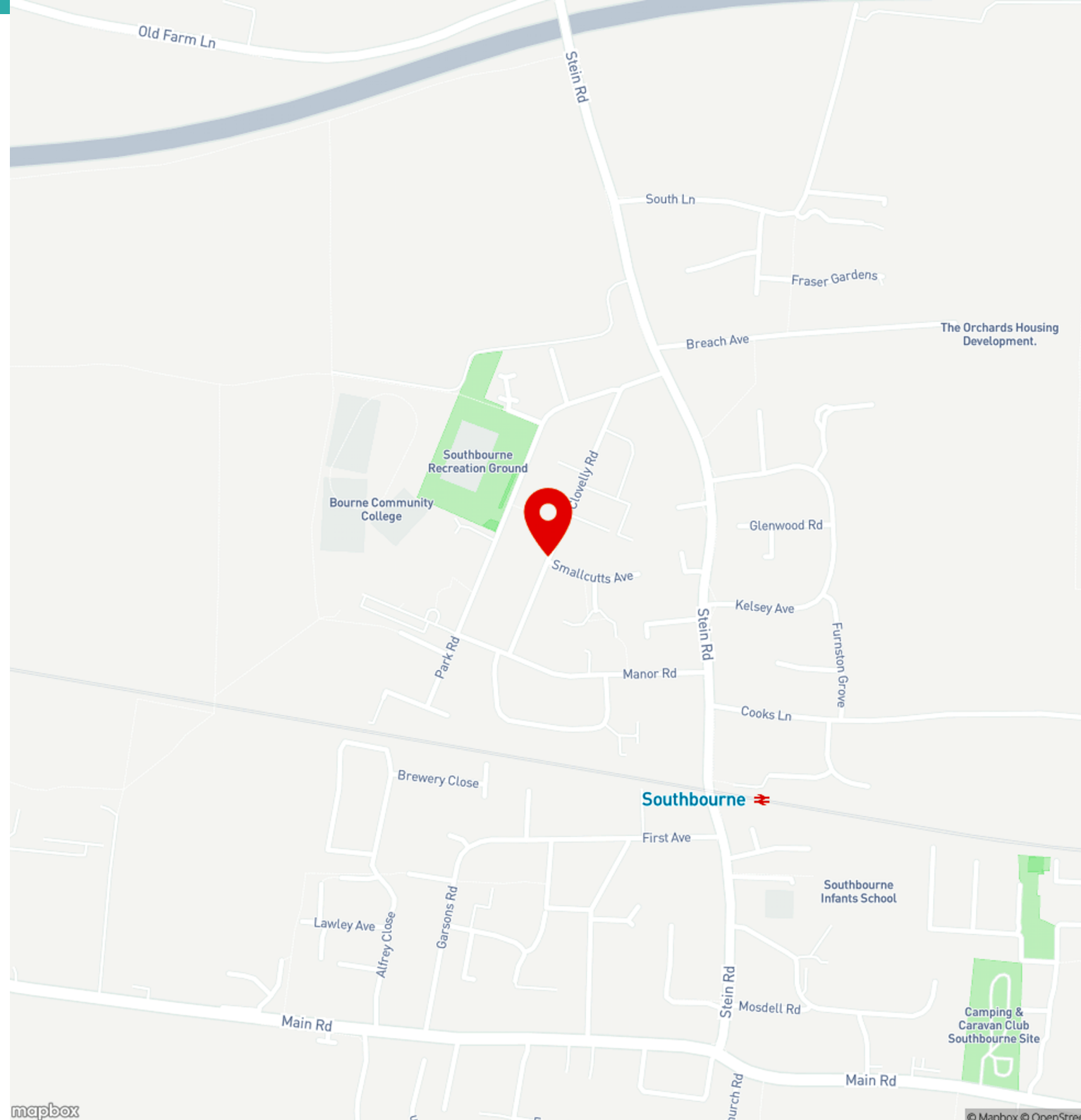


Location



**Units 5, 6 And 7 Clovelly
Business Park Clovelly Road,
Southbourne, Southbourne,
PO10 8PE**

Located 0.5 miles northwest of Southbourne Railway Station in the centre of a popular & established industrial area of West Sussex. The property benefits from excellent road access via the A259 to the A3 and A27. The established Industrial area of Havant is only 3 miles to the West. Portsmouth City Centre is located 10 miles southwest and Chichester city centre 7.2 miles east.





GARDX

unit 7

Further Details

Description

To summarise the site comprises three industrial buildings with part brick and part profile metal clad facing elevations under a pitched insulated roof, double glazed fenestration, electric roller shutter doors (each unit), uPVC rainwater goods, and secure yard area with 31 carparking spaces.

Internally, the buildings are arranged as predominantly modern office accommodation (Units 5 and 7) and Unit 6 being predominantly warehouse. Units 5 and 7 benefit from cellular offices, a large board room, modern kitchenette, super loos and server room. However, Units 5 and 6 could be opened to provide one large unit.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Rent	Price	Availability
Unit - 5	3,000	278.71	£12 per sq ft	£415,000	Available
Unit - 6	2,823	262.27	£12 per sq ft	£390,000	Available
Unit - 7	3,107	288.65	£12 per sq ft	£450,000	Available
Total	8,930	829.63			

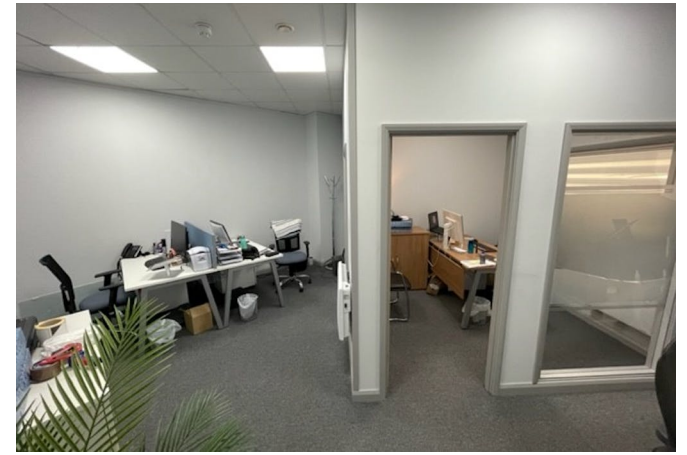
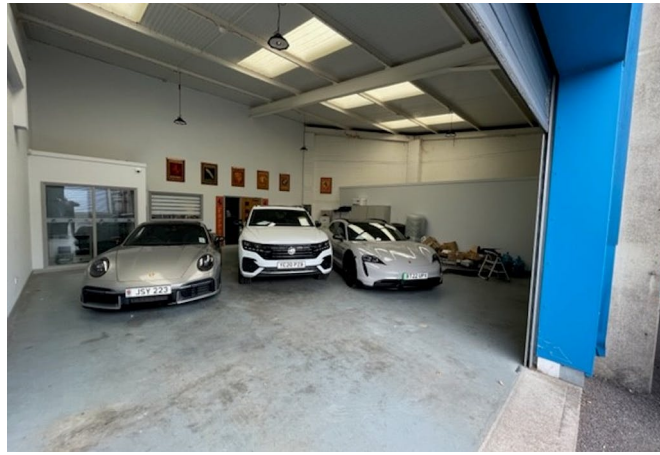
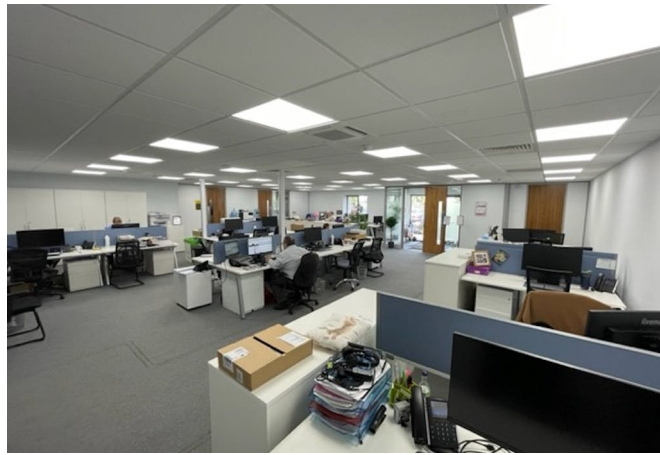
Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.







Enquiries & Viewings



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