



BRAND NEW UNIT



Units A & B, Limmers, Stakes Lane, Upham, Southampton, SO32 1FL

2 New Build B8 Warehouses

Summary

| | |
|-----------------------|--|
| Tenure | To Let |
| Available Size | 14,250 to 28,500 sq ft / 1,323.87 to 2,647.74 sq m |
| Rent | £9.50 per sq ft |
| Service Charge | N/A |
| Business Rates | N/A |

Key Points

- Available May/June 2023
- Min. eaves height 5.9m
- Two Full height loading doors
- New build steel portal frame warehouse
- Max. ridge height 9.3m
- Ability to take part (further details upon request)



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Description

The subject unit will be a newly constructed steel portal framed B8 warehouse benefitting from two full height loading doors, two pedestrian access doors, loading and parking areas and with fully insulated metal profile cladding. The unit can be taken as one, further details upon request.

Location

The subject building is situated just off Stakes Lane, a short distance from Winchester Road (B2177). The motorway networks are a short distance to the west and south with junction 12 of the M3 being 8.5 miles to the west and junction 5 of the M27 being 7 miles to the south.

Accommodation

The accommodation comprises of the following

| Name | sq ft | sq m | Availability |
|--------------|---------------|-----------------|--------------|
| Unit - A (6) | 14,250 | 1,323.87 | Under Offer |
| Unit - B (7) | 14,250 | 1,323.87 | Let |
| Total | 28,500 | 2,647.74 | |

Specification

High bay LED lighting
 Full height loading x2
 Min. eaves 5.9m
 Max. eaves 6.2m
 Max. ridge height 9.3m
 Parking
 Power - 3 phase
 Personnel Doors x 4

Terms

Available on a new full repairing and insuring lease for a term to be agreed. Rent on request.

Business Rates

To be assessed.

Other Costs

Legal Costs: The ingoing tenant to pay the landlord's reasonable legal costs.

Estate Service Charge & Buildings Insurance will be applicable, further information on request.

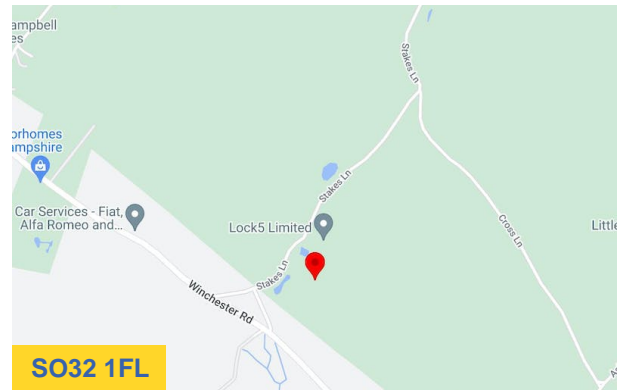
A deposit may be required.

Unless otherwise stated VAT may be applicable on rent.

Planning Conditions

Please note that the building will have consent for B8 (Storage and Distribution only) and that the permitted hours of operation are to take place between the hours of:

- (i) 07:00 - 19:00 Monday to Saturday
- (ii) And at no time on Sunday or public holidays



Viewing & Further Information

Tom Holloway

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Creation Date 14.12.2020

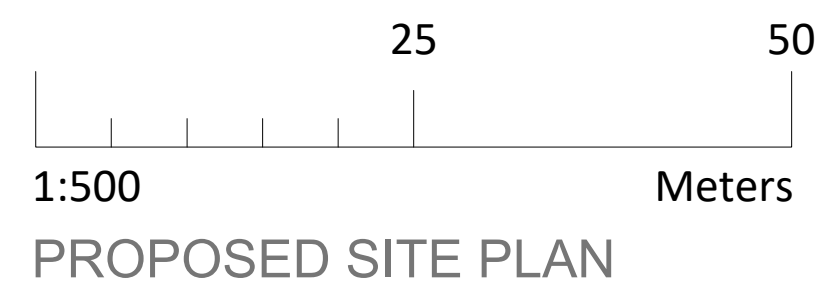
Revisions

| Rev | Date | Description | By |
|-----|------|-------------|----|
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 5. This drawing is to be read in conjunction with sub-consultants and specialists drawings.
 6. CAD File name: 6826.005a Sketch Scheme.dwg
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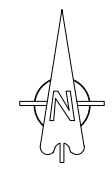
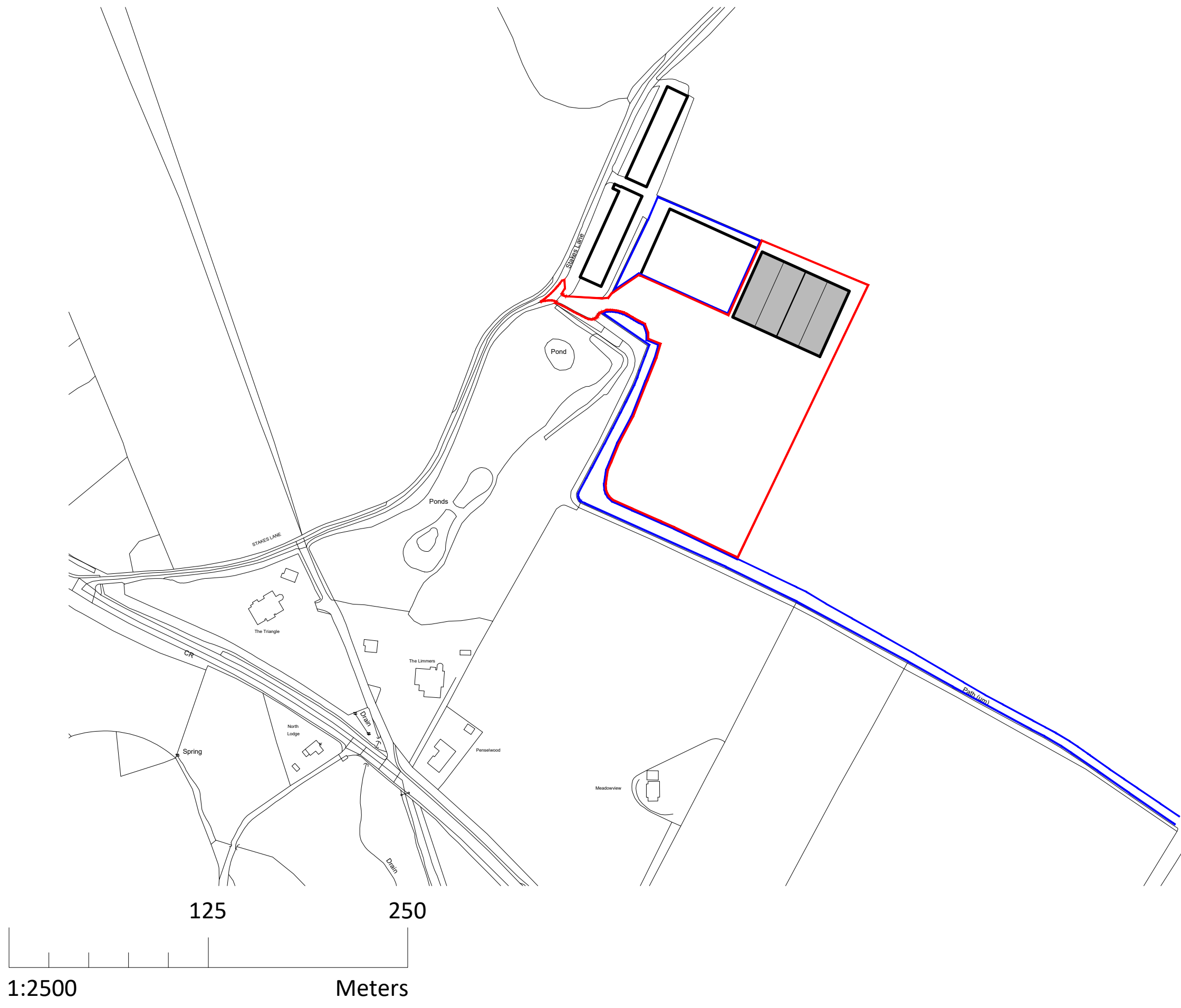
PLANNING

| | | | |
|---------------|---------------------------------------|------------|----|
| Client | Mr G Rees | | |
| Project Name | New Barn at Limmers, Bishops Waltham. | | |
| Drawing Title | Site Plan | | |
| Drawn By | MJP | | |
| Scale | 1:500 | Sheet Size | A1 |
| Drawing No. | 6826.006 | Revision | |




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| Creation Date | | 06.01.2021 | |
|---------------|------|-------------|----|
| Revisions | | | |
| Rev | Date | Description | By |
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|---|---------------------------------------|---|----|
| PLANNING | | | |
| Client | Mr G Rees | | |
| Project Name | New Barn at Limmers, Bishops Waltham. | | |
| Drawing Title | Location Plan | | |
| Drawn By | MJP | | |
| Scale | 1:2500 | Sheet Size | A3 |
| Drawing No. | 6826.008 | Revision | - |
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