



**HELLIER
LANGSTON**
Commercial Property Consultants

FOR SALE/TO LET

**Unit 1 The Glenmore Centre, Cable Street,
Southampton SO14 5AE
Modern Industrial/Warehouse Unit**

KEY FEATURES

Total GIA 511.46 sq. m. (5,505 sq. ft.)

Use Classes E & B8

Centrally located

Good access to M27 (Junction 7 & 8)

Originally constructed 2008



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Hellier Langston
Enterprise House, Ocean Village
Southampton SO14 3XB

For Sale/To Let

Modern Industrial/Warehouse Premises

Description

The Glenmore Centre, which comprises a total of 10 units, is an established modern industrial estate located in Northam on the east side of Southampton city centre.

The premises comprise a modern detached industrial unit. The ground floor comprises a warehouse/workshop with additional mezzanine level which has been fitted out as office in part, suitable for approximately 4/5 workstations. There are 5 allocated parking spaces.

Accommodation

The property has been measured and has the following approximate gross internal areas:

	sq. m.	sq. ft.
Ground Floor	301.74	3,248
First Floor/Mezzanine	209.72	2,257
Total	511.46	5,505

Planning

The original planning permission dated March 2006 permitted consent for B1 and B8 (see planning application 05/01332/FUL). All parties are advised to make their own enquiries of the local authority for confirmation.

Price

£500,000 exc VAT for the Freehold interest with vacant possession on completion.

Rent

£38,625 per annum exclusive.

VAT

We understand the property is VAT elected.

Rateable Value

Store and premises - £31,250

Source:

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

Energy Performance Certificate

To follow.

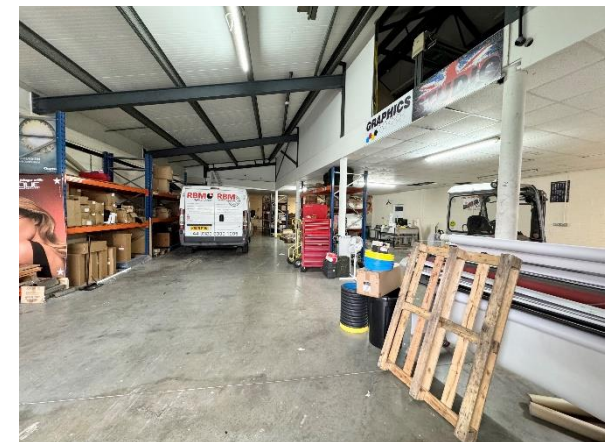
Legal Costs

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

Code for Leasing Business Premises

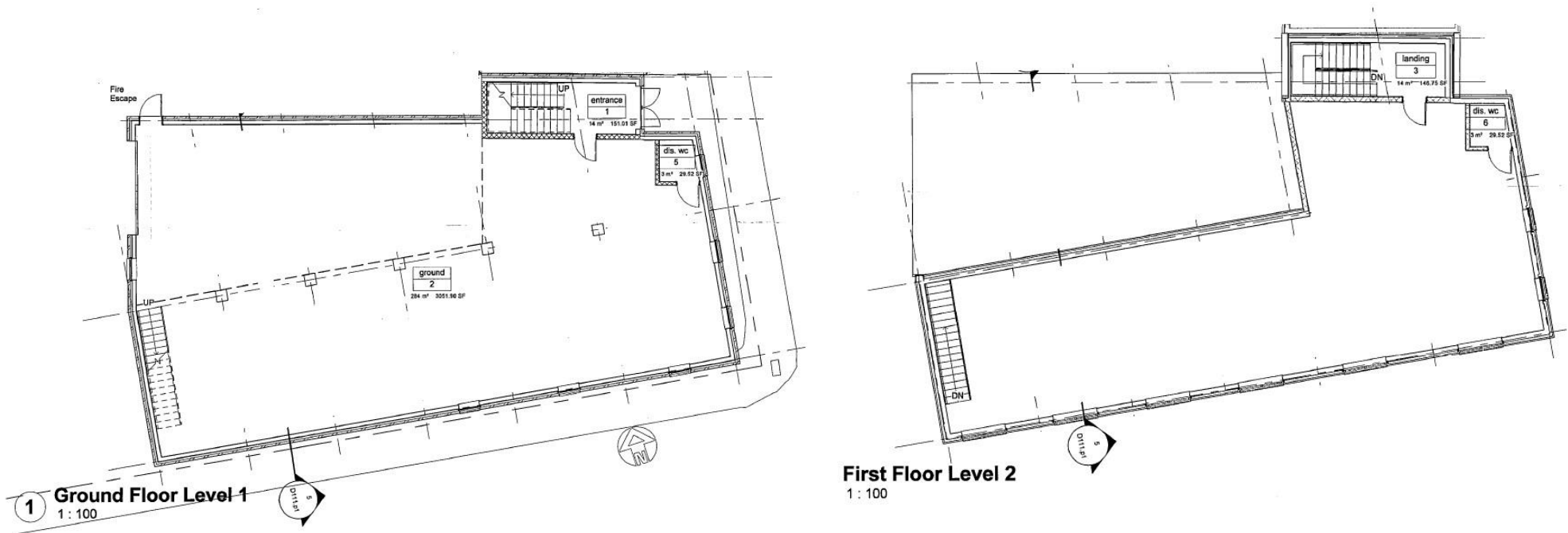
The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor.

A copy of the Code (1st edition, February 2020) can be found on the RICS website.



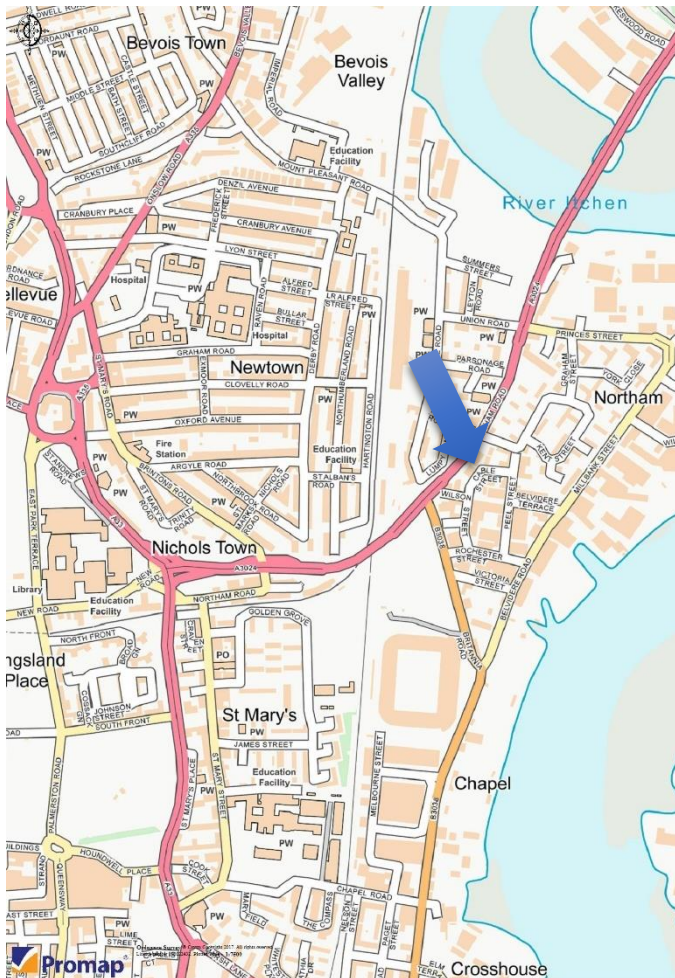
For Sale/To Let

Modern Industrial/Warehouse Premises



FOR SALE/TO LET

Modern Industrial/Warehouse Unit



Location

The property is located in Northam on the East side of Southampton city centre. It is within easy access of Junctions 7 and 8 of the M27.

Viewing

Strictly by appointment through sole agents Hellier Langston.

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