



Hangar 2, Marwell Innovation Park,  
Thompsons Lane, Owslebury, Winchester SO21 1JH







TO LET | 462.58 sq. m. (4,979 sq. ft.) + Mezz | Total site 0.684 acres (29,795 sq. ft.)







## Summary

-  Workshop 270.49 sq.m. (2,912 sq. ft.) + Mezz
-  Offices, Kitchen & WCs 93.31 sq.m. (1,004 sq.ft.)
-  Part concrete & part tarmac surfaced secure yard (Total site 0.684)
-  Well positioned for access to M27 & M3
-  New lease available
-  Favourable Rateable Value

## Description

The property comprises an industrial/warehouse unit of steel trussed frame construction with steel clad elevations and asbestos cement sheet roofing. There is a main workshop area with mezzanine store plus adjoining offices with kitchen and WCs. Access into the property is via a pedestrian door to the offices plus a recently installed roller shutter door into the main unit.

Externally the site provides good quality concrete surfaced secure yard with perimeter palisade fencing and entrance gate. There is a further communal entrance gate located at the bellmouth entrance off Thompsons Lane into Marwell Innovation Park

## Rent

£78,000 per annum exclusive of rates, VAT and all other outgoings.

## Tenure

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

## Accommodation

The internal accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to the following Gross Internal Areas:

Floor	Sq. m	Sq. ft
Ground Floor Industrial / Warehouse	270.49	2,912
Mezzanine Store	98.78	1,063
Ground Floor Offices, Kitchen & WCs	93.31	1,004
Total GIA	462.58	4,979
Site	Acres	Sq. ft.
Total	0.684	29,795

## Rateable Value

Offices and premises £18,500

Source: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

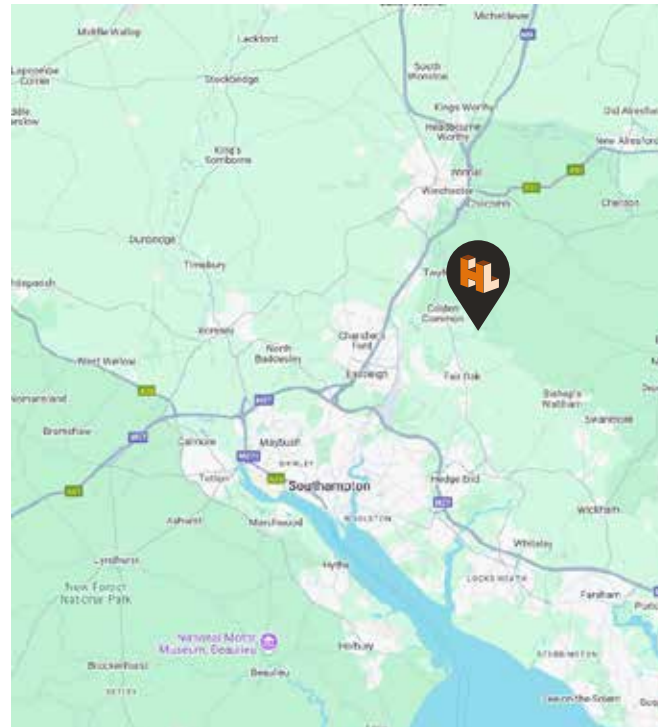
## EPC Rating

To follow.

## Location

Hangar 2 is situated off Thompsons Lane in the parish of Owslebury, close to Marwell Wildlife.

It is located close to the Fisher's Pond junction which leads to Junction 11 of the M3 approximately 5 miles to the north and Junction 7 of the M27 approximately 6 miles to the south. Winchester and Eastleigh are approximately 5 miles distant and Southampton is approximately 9 miles.



## Viewing

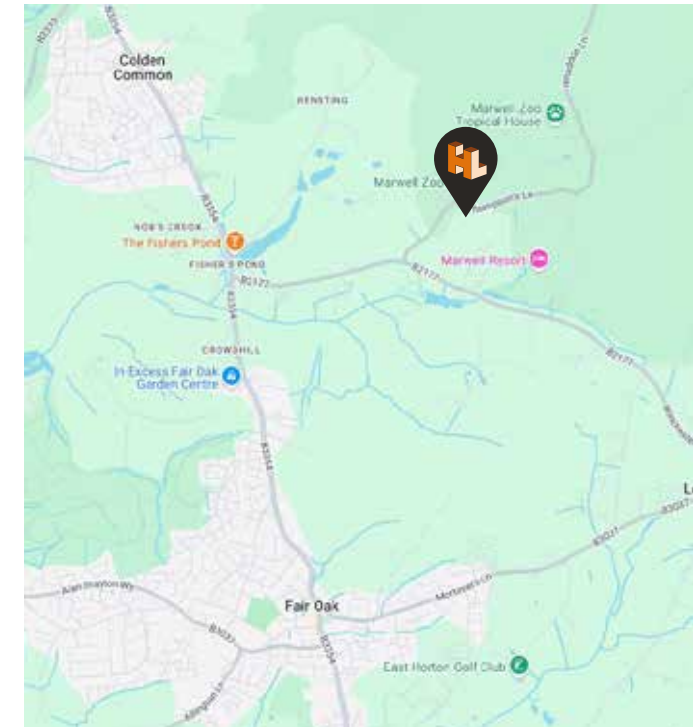
Strictly by appointment with sole agents Hellier Langston.

## 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.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax. It is understood the property is not elected so VAT is not payable on rent.



Schedule an appointment

[www.hlp.co.uk](http://www.hlp.co.uk)

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Contact our agency team

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