EastleighWorks.

savills.co.uk
savills
023 8071 3900

HELLIER LANGSTON
02382 022 111
www.hlp.co.uk

NEW INDUSTRIAL WAREHOUSE UNITS & OPEN STORAGE SITES

Eastleigh Works | Campbell Road | Eastleigh | SO50 5AD

NEW INDUSTRIAL WAREHOUSE UNITS & OPEN STORAGE SITES

Eastleigh Works | Campbell Road | Eastleigh | SO50 5AD

savills.co.uk
savills
023 8071 3900

HELLIER LANGSTON
02382 022 111
www.hlp.co.uk

UNITS

GIA measurements for the units.

UNIT	GRD FLR	IST FLOOR	TOTAL SQ FT	AVAILIBILITY
200	8,700	3,000	11, 700	PRE-LET
205	4,370	500	4,870	AVAILABLE
210	4,370	500	4,870	AVAILABLE
215	4,370	500	4,870	AVAILABLE

KEY FEATURES

- First floor office area and amenity block.
- 8m external eaves
- Water, BT Communications and 3 phase power.
- Electrically operated loading doors.
- Generous yard depths.
- Designed to BREEAM Excellent standard.

TERMS
Units are available by way of a new lease on terms to be agreed.

RENT
On application.

EPC
Available on completion.

SERVICE CHARGE
A service charge will be levied to cover security and maintenance of the common parts of the estate.

VAT
We are informed that the site has been elected for VAT.

RATEABLE VALUE
To be assessed.

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

NEW INDUSTRIAL WAREHOUSE UNITS & OPEN STORAGE SITES

Eastleigh Works | Campbell Road | Eastleigh | SO50 5AD

savills.co.uk
023 8071 3900

HELLIER LANGSTON
02382 022 111
www.hlp.co.uk

OPEN STORAGE PLOTS

PLOT	ACRES	AVAILABILITY
300	0.57	AVAILABLE
303	0.38	PRE-LET
304	0.20	AVAILABLE
305	0.85	AVAILABLE
307	1.20	AVAILABLE
310	1.20	PRE-LET
315	0.58	AVAILABLE
320	3.18	AVAILABLE

KEY FEATURES

- From 0.5 - 3.75 acres (0.2 - 1.51 Ha).
- Sites secured with 2m palisade fencing.
- Power, water & BT communications.
- Type 1 and concrete surfaced sites available.
- Located within 1.7 miles of M27 Jct 5 and 1.4 miles of M3 Jct 13, and close to Southampton Airport.

TERMS
Sites are available by way of a new lease on terms to be agreed.

RENT
On application.

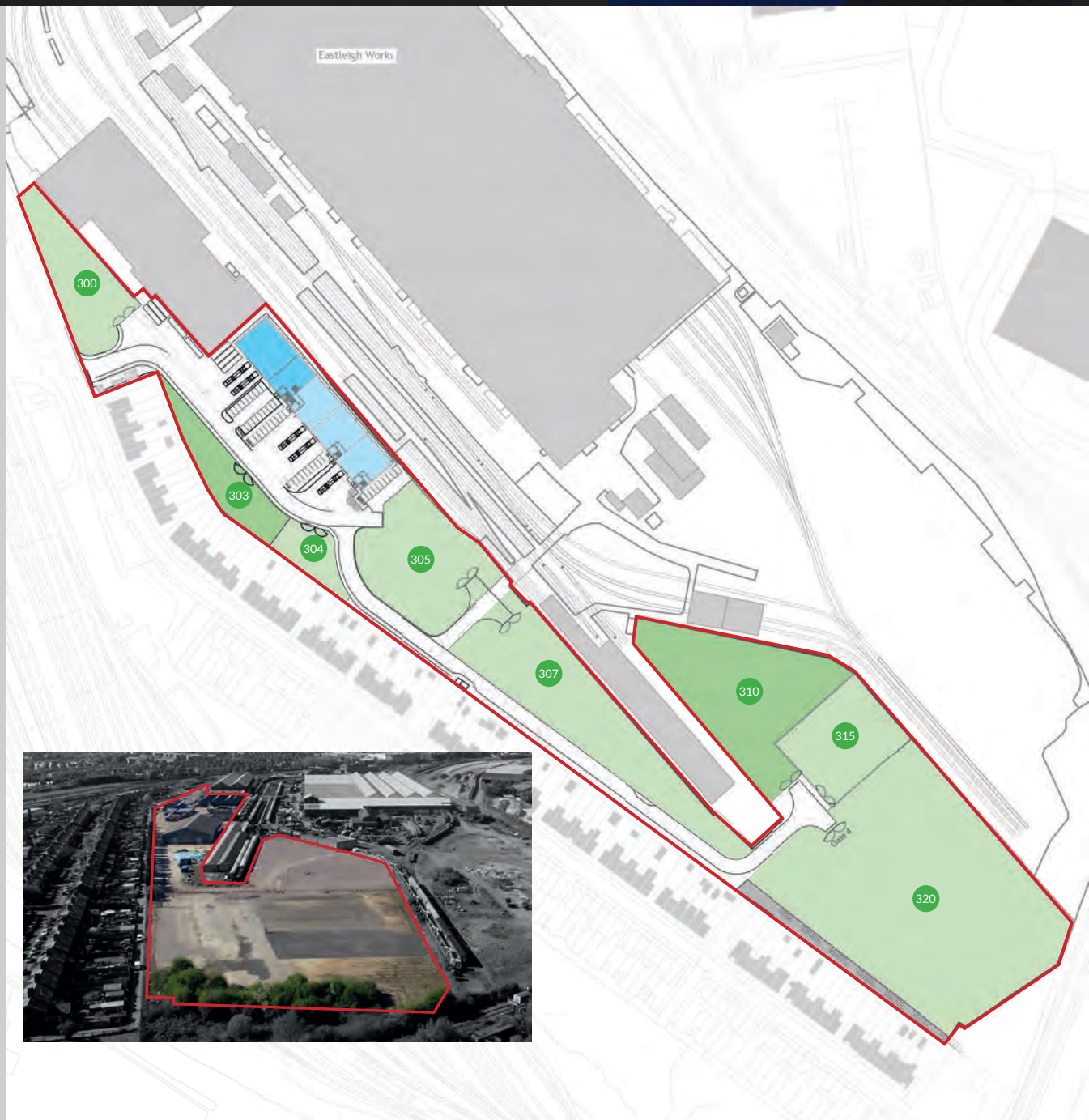
EPC
N/A.

SERVICE CHARGE
A service charge will be levied to cover security and maintenance of the common parts of the estate.

VAT
We are informed that the site has been elected for VAT.

RATEABLE VALUE
To be re-assessed.

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



NEW INDUSTRIAL WAREHOUSE UNITS & OPEN STORAGE SITES

Eastleigh Works | Campbell Road | Eastleigh | SO50 5AD

savills.co.uk
savills
023 8071 3900

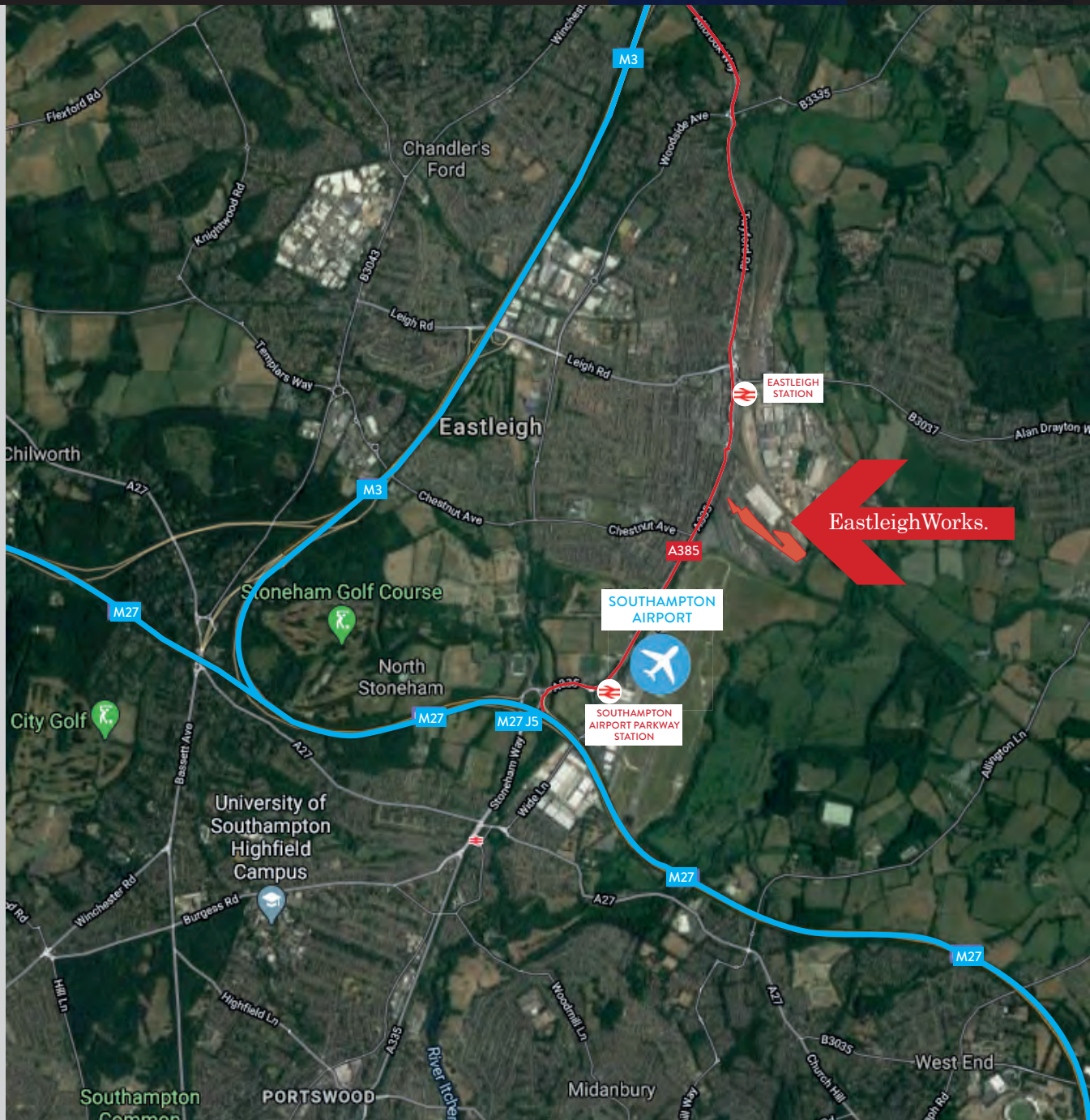
HELLIER LANGSTON
02382 022 111
www.hlp.co.uk

LOCATION

Eastleigh Works is located on Campbell Road,which in turns leads onto the A335 Southampton Road. M27 Jct 5 is 1.7 miles to the south, M3 Jct 13 is 1.4 miles to the west,and heading northwards, M3 Jct 12 is 2.2 miles.

The site is also well served by public transport, with Eastleigh Railway Station being 0.6 miles to the north, and Southampton Airport and Southampton Airport Parkway Station being circa 1.5 miles to the south, adjacent to Jct 5 M27.

Travel Distances
Southampton Container Port (Dock Gate 20) – 9.8 miles
Portsmouth Docks – 20.3 miles
A34 (Jct 9 M3) – 8.8 miles
M25 (Jct 12) – 53.0 miles



EastleighWorks.

TO LET

NEW INDUSTRIAL WAREHOUSE UNITS & OPEN STORAGE SITES

Eastleigh Works | Campbell Road | Eastleigh | SO50 5AD

HELLIER LANGSTON
Commercial Property Consultants

Jason Webb
E: jason@hlp.co.uk
D: +44 (0)23 8057 5413
M: +44 (0)7989 959064
W: www.hlp.co.uk

savills

Martin Hastelow
E : mhastelow@savills.com
D: +44 (0)23 8071 3900
M: +44 (0)7968 550 395
W: www.savills.co.uk

Hellier Langston Limited and Savills and its subsidiaries and their joint agents if any ("HL" & "Savills") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of HL or Savills or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warrantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of HL or Savills has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of HL or Savills or its employees or agents, HL or Savills will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HL or Savills. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and HL or Savills shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters. Date prepared 03/2020.

PROPERTY DATA SHEET

Eastleigh Works | Campbell Road | Eastleigh | SO50 5AD

TO LET

Plot 307 – Concrete Surfaced Open Storage Site

Plot 307

SIZE	1.2 Acres (0.49 Ha)
RENT PER ACRE	£85,000
RENT	£102,000
RATEABLE VALUE*	£41,250
RATES PAYABLE 2020/21	£20,213
SERVICE CHARGE (sq ft)	£0.09
SERVICE CHARGE	£4,704
TOTAL OCCUPATIONAL COSTS	**£126,917**

**To be assessed – estimate based on the current assessment for Vfs Area 4, Eastleigh Rail Works, Campbell Road, Eastleigh, Hants, SO50 5AD at £8.40 sq m*

HELLIER LANGSTON
Commercial Property Consultants

Jason Webb
E: jason@hlp.co.uk
D: +44 (0)23 8057 5413
M: +44 (0)7989 959064
W: www.hlp.co.uk

savills

Martin Hastelow
E : mhastelow@savills.com
D: +44 (0)23 8071 3900
M: +44 (0)7968 550 395
W: www.savills.co.uk

PROPERTY DATA SHEET
Eastleigh Works | Campbell Road | Eastleigh | SO50 5AD

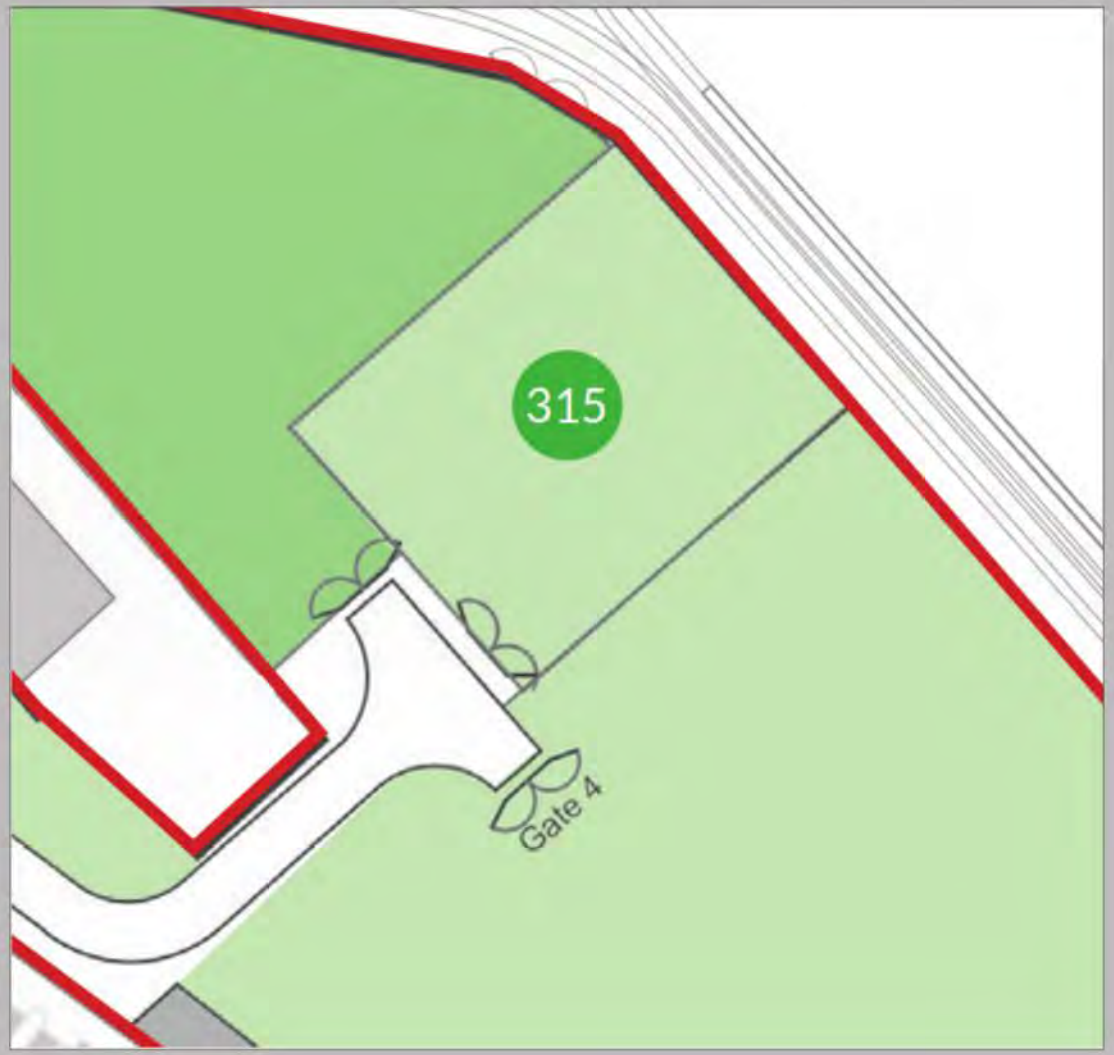
TO LET

Plot 315 – Type 1 Surfaced Open Storage Site

Plot 315

SIZE	0.58 Acres (0.23 Ha)
RENT PER ACRE	£65,000
RENT	£37,700
RATEABLE VALUE*	£19,250
RATES PAYABLE 2020/21	£9,606
SERVICE CHARGE (sq ft)	£0.09
SERVICE CHARGE	£2,274
TOTAL OCCUPATIONAL COSTS	**£49,580**

**To be assessed – estimate based on the current assessment for Vfs Area 4, Eastleigh Rail Works, Campbell Road, Eastleigh, Hants, SO50 5AD at £8.40 sq m*



HELLIER LANGSTON
Commercial Property Consultants
Jason Webb
E: jason@hlp.co.uk
D: +44 (0)23 8057 5413
M: +44 (0)7989 959064
W: www.hlp.co.uk

savills
Martin Hastelow
E : mhastelow@savills.com
D: +44 (0)23 8071 3900
M: +44 (0)7968 550 395
W: www.savills.co.uk

PROPERTY DATA SHEET

Eastleigh Works | Campbell Road | Eastleigh | SO50 5AD

TO LET

Plot 320 – Type 1 Surfaced Open Storage Site

Plot 320

SIZE	3.18 Acres (1.29 Ha)
RENT PER ACRE	£65,000
RENT	£206,700
RATEABLE VALUE*	£108,250
RATES PAYABLE 2020/21	£55,424
SERVICE CHARGE (sq ft)	£0.09
SERVICE CHARGE	£12,467
TOTAL OCCUPATIONAL COSTS	**£274,591**

**To be assessed – estimate based on the current assessment for Vfs Area 4, Eastleigh Rail Works, Campbell Road, Eastleigh, Hants, SO50 5AD at £8.40 sq m*

HELLIER LANGSTON
Commercial Property Consultants

Jason Webb
E: jason@hlp.co.uk
D: +44 (0)23 8057 5413
M: +44 (0)7989 959064
W: www.hlp.co.uk

savills

Martin Hastelow
E : mhastelow@savills.com
D: +44 (0)23 8071 3900
M: +44 (0)7968 550 395
W: www.savills.co.uk