

# PROPERTY PARTICULARS

**TO LET**

## New Industrial Units

**1,022 - 2,044 sq ft (94.94 - 189.89 sq m)**

**Roller Shutter Doors**

**3 Phase Electricity**

**Mains Gas Connection**

**15 kN/m2 Ground Floor Loading Capacity**



**18 & 19 Glenmore Business Park,  
Lime Kiln Lane, Holbury,  
Southampton, SO45 2AR**

Harbour Lights, Maritime Walk, Ocean Village,  
Southampton, SO14 3TL

[www.keygrove.com](http://www.keygrove.com)

Keygrove is the trading name of Keygrove Commercial Limited

Subject to Contract

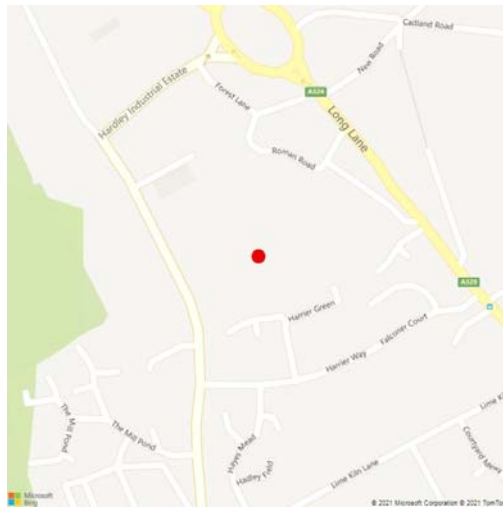
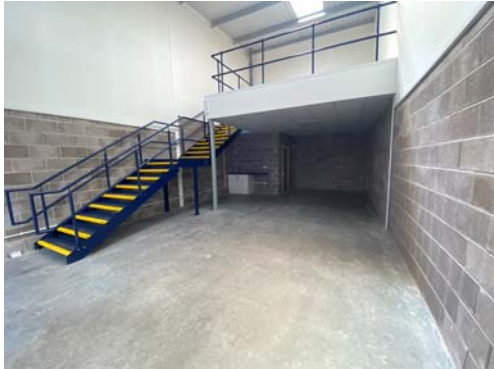
These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

**Keygrove**

CHARTERED SURVEYORS

**023 8063 5333**

<b>LOCATION</b>	Glenmore Business Park is located on Lime Kiln Lane, accessed via the A326 Totton Western By-Pass approximately 11 miles west of Southampton City Centre, 8 miles from Southampton Docks and 10 miles from the M27 Junction 2. Local occupiers include Travis Perkins, Randall Industrial Services and Vibrant Forest Brewery.		
<b>DESCRIPTION</b>	The property comprises two mid-terrace new build industrial units with ground floor kitchenettes and WC's. Each unit has a manual roller shutter loading door (2.98 m wide and 3.93 m high), three phase electric and gas connections. The minimum eaves are 6.28 m with the minimum eaves of 2.7 m under the mezzanines. There are allocated car parking spaces in front of each unit.		
<b>ACCOMMODATION</b>	Approximate gross internal floor area		
	<b>Unit 18 Ground Floor</b>	<b>687 sq ft</b>	<b>63.82 sq m</b>
	<b>Unit 18 Mezzanine</b>	<b>335 sq ft</b>	<b>31.12 sq m</b>
	<b>Unit 19 Ground Floor</b>	<b>687 sq ft</b>	<b>63.82 sq m</b>
	<b>Unit 19 Mezzanine</b>	<b>335 sq ft</b>	<b>31.12 sq m</b>
	<b>Total</b>	<b>1,022 - 2,044 sq ft</b>	<b>94.94 - 189.89 sq m</b>
<b>TERMS</b>	The premises are available as a whole or individually on a new full repairing and insuring lease at an initial rent of £11,250 per unit per annum exclusive.		
<b>RENT</b>	£11,250 - £22,500 per annum exclusive.		
<b>SERVICE CHARGE</b>	To be confirmed.		
<b>RATES</b>	To be assessed.		
<b>EPC</b>	EPC rating B 48 and B 49. Copies of the EPC's are available on request.		
<b>LEGAL COSTS</b>	Parties to pay their own legal costs.		
<b>VAT</b>	We are advised that VAT will be payable.		



**VIEWING**

Strictly by appointment through sole agents **KEYGROVE CHARTERED SURVEYORS**

**Lauren Udall**

**023 8083 5964**

**lu@keygrove.com**

Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at [https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100033966

Date: 11-Jun-21 File Ref: 3748