

To Let/For Sale

Roadside Sites

Daedalus Gateway Park Plots

Daedalus Drive, Lee-on-Solent, Hampshire PO13 9FU



- 2.18 - 4.45 Acres (0.88 - 1.80 Ha)
- Prominent site for Retail/Roadside (subject to planning)
- Design & Build opportunities
- Within the Solent Enterprise Zone - Rate Relief of up to £55,000 per annum (subject to qualifying criteria)

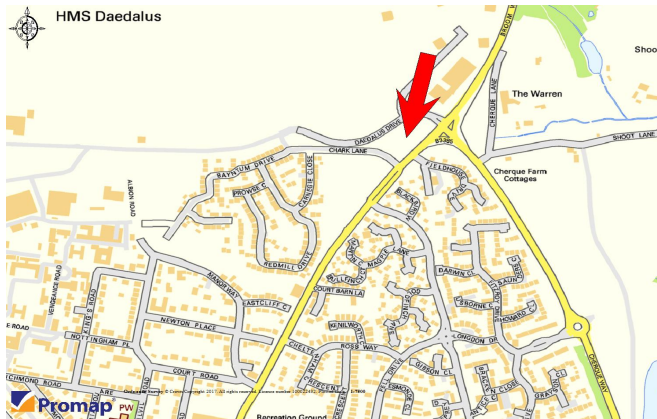
Lambert Smith Hampton

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Location



Daedalus is located between Southampton and Portsmouth, west of Portsmouth Harbour on the South Coast. The Enterprise Zone connects to the motorway network at Junction 11 of M27 and the link road is being upgraded by an £8m improvement scheme, providing excellent connections to Southampton, Portsmouth and the M3 to London. Fareham provides a good shopping centre within 4 miles with Gosport's local centre within 5 miles.

Description

Two adjacent plots located at the entrance to Fareham Innovation Centre which are visible from the junction of Broom Way and Daedalus Drive.

- Design & Build opportunities
- Virtual Freehold available
- Main road prominence
- Rate Relief of up to £55,000 (subject to qualifying criteria)

Accommodation

Measurements are indicative only and Purchasers/Lessees should satisfy themselves as to the accuracy of this information.

Plot	Acres	Hectares
Station 36	2.18	0.88
Station 37	2.27	0.92
Total	4.45	1.80

Legal Costs

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

Business Rates

Up to £275,000 Rate Relief for businesses moving into the zone prior to 31st March 2018, subject to meeting eligible criteria.

Rating Assessment Source - www.voa.gov.uk

Uniform Business Rate is £0.497p (2016/2017)

Any intending lessee must satisfy themselves as to the accuracy of this information.

Terms

Plots are available on a virtual Freehold basis or on a full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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