

**FREEHOLD  
FOR SALE  
OR TO LET**



ANOTHER  
**GLENMORE**  
DEVELOPMENT  
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# GlenmoreBusinessPark

**LIME KILN LANE, HOLBURY, SOUTHAMPTON, SO45 2AR**



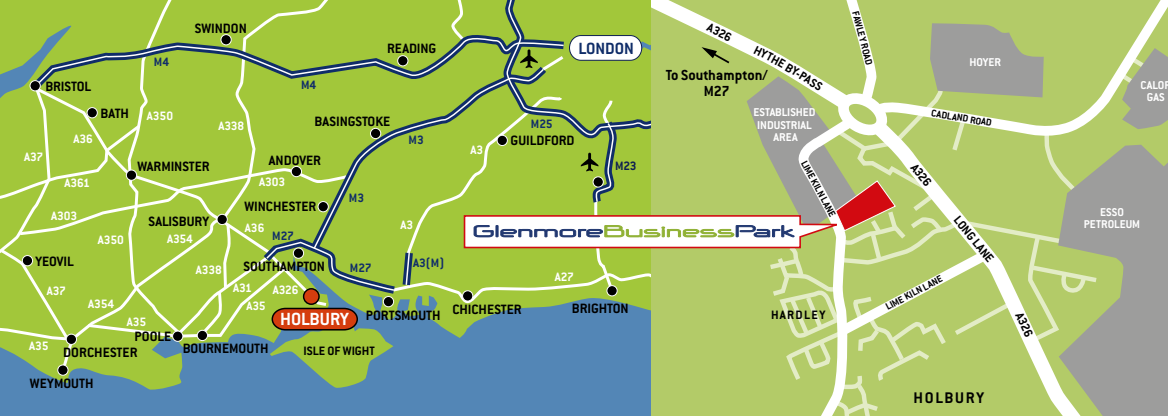
**24 SELF-CONTAINED B1, B2, B8 COMMERCIAL/INDUSTRIAL/WAREHOUSE UNITS**  
WITHIN AN ESTABLISHED COMMERCIAL AREA

**Units from 990 - 2,059 sq ft with allocated parking**



Indicative photos of similar scheme





## LOCATION

Glenmore Business Park comprises a new development of 24 units in a landscaped setting within an established commercial area in Holbury, near Fawley, Southampton. The site is within easy reach of Southampton city centre, benefits from proximity to the Fawley oil refinery, is well served by local roads and has good access to the M27 and wider UK motorway network.

## ACCOMMODATION

BLOCK A			
Unit	Ground	First	Total
1	775	372	1147
2	957	482	1439

BLOCK B			
Unit	Ground	First	Total
3	1112	553	1666
4	1102	542	1645
5	1112	553	1666
6	1113	553	1666
7	1103	542	1645
8	1113	553	1666

BLOCK C			
Unit	Ground	First	Total
9	1395	664	2059
10	689	301	990
11	689	301	990
12	689	301	990
14	1039	485	1525
15	1040	485	1526
16	689	301	990
17	689	301	990
18	689	301	990
19	689	301	990
20	689	307	996

BLOCK D			
Unit	Ground	First	Total
21	874	436	1310
22	872	428	1300
23	872	428	1300
24	722	347	1069
25	870	437	1307

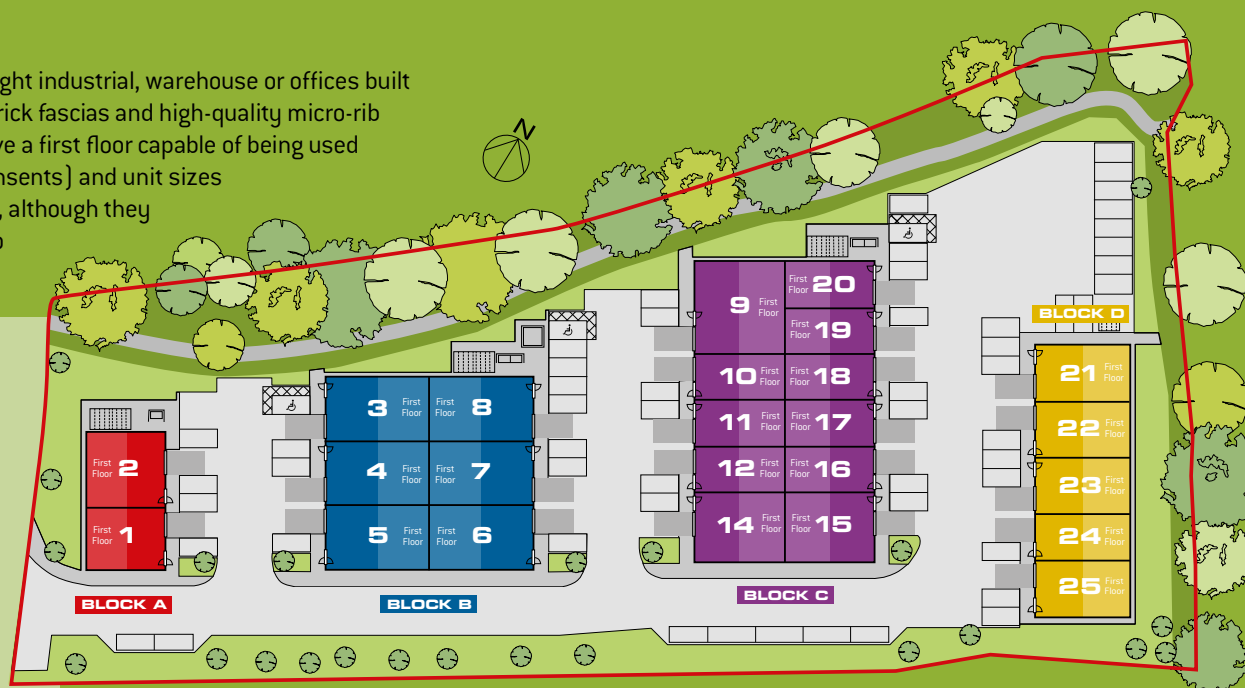
Measurements are square feet GIA.

## DESCRIPTION

The new units will provide a mix of light industrial, warehouse or offices built with steel portal frames, low-level brick fascias and high-quality micro-rib cladding systems. Each unit will have a first floor capable of being used as offices (subject to necessary consents) and unit sizes run from 990 sq ft up to 2,058 sq ft, although they will be capable of being combined to form larger units as necessary.

## KEY FEATURES

- 6m internal eaves height
- 15 kN/m<sup>2</sup> ground floor loading capacity
- Sectional roller shutter loading doors
- High quality trapezoidal cladding systems to roofs and walls
- 10% daylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- Allocated parking spaces



## SERVICES

Mains gas, 3 phase electricity, water and fibre-optic telecoms will be available.

## TENURE

Units are available freehold or by way of a full repairing and insuring lease. Details available on application.

## FURTHER INFORMATION

Please contact the agents for further details.

IMPORTANT NOTICE: Lambert Smith Hampton & Hellier Langston and their clients give notice that: (i) they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lambert Smith Hampton & Hellier Langston have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.

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**Glenmore Business Park  
Lime Kiln Lane  
Southampton**

**Floor areas, Prices & Rents**

Unit Number	Floor Areas				Annual Rent	Freehold Price
	Ground	First	Total			
	Ft <sup>2</sup>	Ft <sup>2</sup>	Ft <sup>2</sup>			
1	775	372	1,147			SOLD
2	957	482	1,439			SOLD
3	1,113	553	1,666			SOLD
4	1,103	542	1,645			LET
5	1,113	553	1,666			SOLD
6	1,113	553	1,666			LET
7	1,103	542	1,645			LET
8	1,113	553	1,666			LET
9	1,395	664	2,059			UNDER OFFER
10	689	301	990			SOLD
11	689	301	990			LET
12	689	301	990			SOLD
14	1,039	485	1,524			SOLD
15	1,040	485	1,525			SOLD
16	689	301	990			SOLD
17	689	301	990			LET
18	689	301	990			SOLD
19	689	301	990			SOLD
20	689	307	996			LET
21	874	436	1,310			LET
22	872	428	1,300			UNDER OFFER
23	872	428	1,300			UNDER OFFER
24	722	347	1,069			SOLD
25	870	437	1,307			SOLD

**Total                      31,860**

- \* Prices exclusive of VAT at 20 %.
- \* Schedule should be read in conjunction with agent's particulars.
- \* Floor areas taken from Architect's layout plans and are Gross Internal approx.
- \* Unit numbers to be confirmed by Local Authority