

Indicative CGI

AVAILABLE
SPRING 2021

UNITS 5 & 6

NORTH STONEHAM PARK

LOCAL CENTRE

EASTLEIGH | SO50 9HQ

FOR SALE/TO LET

- 2 New Units of 990 sq ft (92 sq m) and 1,313 sq ft (122 sq m) – can be combined
- Suitable for Classes A1, A2, A3, A5, D1 & B1a
(Now Class E (excluding (g) i,ii), Class F1 and Sui Generis (Hot Food Takeaway Use))
- 1 minute (0.5 miles) from junction 5 of the M27 Motorway
- Forms part of the award winning North Stoneham Park development





LOCATION / OVERVIEW

North Stoneham Park is an exciting new residential led, mixed use developed on 120 acres bordering Chestnut Avenue, Stoneham Way and Home Wood. Once finished, development will comprise 1,100 new homes as well as a new local centre which will incorporate;

- Brand new retail units suitable for Use Classes A1, A2, A3, A5, D1 & B1a (Now Class E (excluding (g) i,ii), Class F1 and Sui Generis (Hot Food Takeaway Use))
- A new community centre incorporating a 90 place day nursery
- 1.5 form entry primary school
- c. 30,000 sq ft Grade A Office Building
- 26 assisted living flats

The local centre is located in a prominent position fronting a new 3 arm roundabout on the busy Stoneham Lane. The centre is only a 1 minute (0.5 miles) drive from Junction 5 of the M27 Motorway. Southampton Airport and Parkway Railway Station are located a 3 minute drive (0.7 miles) away.

Further information available at <https://northstonehampark.co.uk>

TIMESCALES

Practical Completion of the units is anticipated April 2021. Over 600 homes have been delivered to date with a further 250 anticipated to be delivered over the next 2 years.



North Stoneham Park isn't just a stunning location; it's set within easy reach of one of the south coast's most accessible road, rail and air networks.



BY ROAD

The site benefits from being in close proximity to Junction 5 of the **M27** motorway which provides access to the southeast and southwest and easy access to the **M3** motorway to London.



BY RAIL

Southampton Parkway train station is within walking distance and its position on the mainline rail network links the town to major commuter destinations such as Guildford, Portsmouth, Southampton, Bournemouth and Winchester while London Waterloo is just over an hour away.



BY AIR

Across the road from Parkway station, **Southampton International Airport** serves some 40 European destinations with onward international connections via Amsterdam.



CLOSER TO HOME

Closer to home, the Park serves all local destinations with a comprehensive bus service and its pathways ensure **Eastleigh town centre** is a straightforward journey on foot.

DESCRIPTION

The units will comprise two side by side units within a new 3 storey building. Each unit will be self-contained and benefit from glazed frontages on two elevations and will be delivered in a shell specification with capped services.

There are 5 parking spaces shared between the two units.

The units have been measured off plan, on a gross internal basis, as follows:-

Block B (Ground Floor)	Area (sq ft)	Area (sq m)
Unit 5	1,313	122
Unit 6	990	92
Combined	2,303	214

PERMITTED USE

Suitable for Class E (excluding Class E (g)i,ii), Class F1 and Sui Generis (Hot Food Takeaway Use) (formerly Use Classes A1, A2, A3, A5, D1 & B1a)

The permitted hours of use are 7am to 8pm Monday to Sunday (inclusive). Deliveries shall not take place outside of 7am and 8pm.

TERMS

The units are available to let by way of new effectively Full Repairing and Insuring leases.

Alternatively the long leasehold interests are available to purchase. The units are held on 125 year leases from 12/07/2019 at a peppercorn rent.

RENT/PRICE

Unit 5 - £19,500 pax / £250,000 Long Leasehold

Unit 6 - £14,850 pax / £190,000 Long Leasehold

Rents are quoted exclusive of VAT, service charge and any other outgoings. Price quotes excludes VAT.

EPC

To be assessed.



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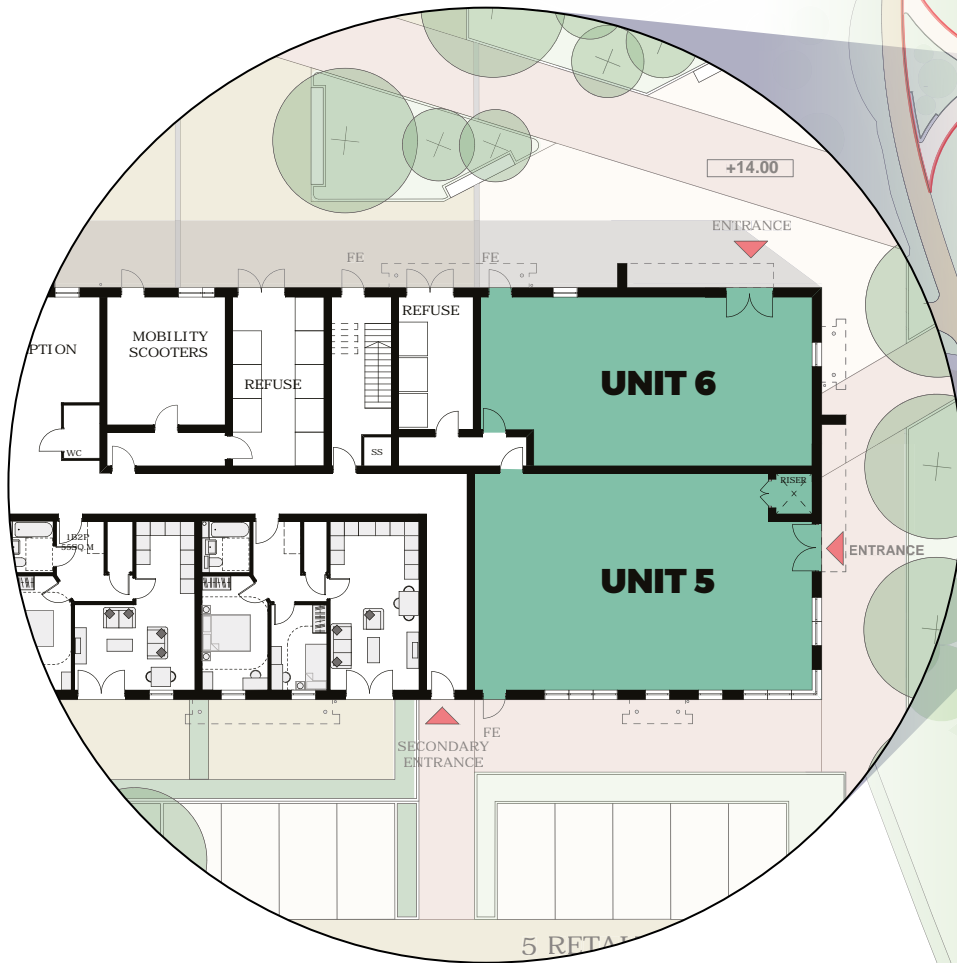
**A GREAT SELECTION OF RETAIL UNITS
TO SERVE THE PARK'S COMMUNITY**



UNITS 5 & 6

NORTH STONEHAM PARK

LOCAL CENTRE





If you'd like to receive updates about the Park and its new facilities, please like our Facebook page at [NorthStonehamPark](#). If you haven't already registered to receive our news, please visit our [website](#) page and click to sign up to our regular newsletters.

BUSINESS RATES

To be assessed.

LEGAL COSTS

Each party to pay their respective legal costs.

VAT

VAT will be payable on all outgoings.

VIEWING & FURTHER INFORMATION

For further information including arrangements for viewing, please contact the sole agents:

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