



Netley Firs, Kanes Hill, Hedge End Southampton SO19 6DX

FOR SALE

CONSENTED B1(b), B1(c) & B2
EMPLOYMENT SITE

**4.35 Acres
(1.76 Hectares)**

Netley Firs, Kanes Hill, Hedge End Southampton SO19 6DX

DESCRIPTION

As well as having nearby industrial and logistic occupiers including Amazon, Hermes, Import Services and DPD located in Hedge End, which is approx. 1 to 3 miles away, the site affords the following:

- ✓ Within easy reach of both J7 and J8 M27 motorway
- ✓ Outline planning consent for B1(b), B1(c) and B2 uses
- ✓ Consent granted for 63,537 sq ft of 23 employment units
- ✓ Offered with vacant possession
- ✓ Outline Planning Reference 0/18/82750
- ✓ Benefits from existing employment use

LOCATION

The site is strategically located on Kanes Hill, with easy access to the M27 via J7 or J8.

Strategic Park is the nearest industrial hub approx. 1 mile away.

The site is almost equidistant to the port centric hubs of Southampton and Portsmouth circa 8 and 15 miles distance.

ACCOMMODATION

Gross Internal Areas	Acres	Ha
Employment Site	4.35	1.76
Total	4.35	1.76

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

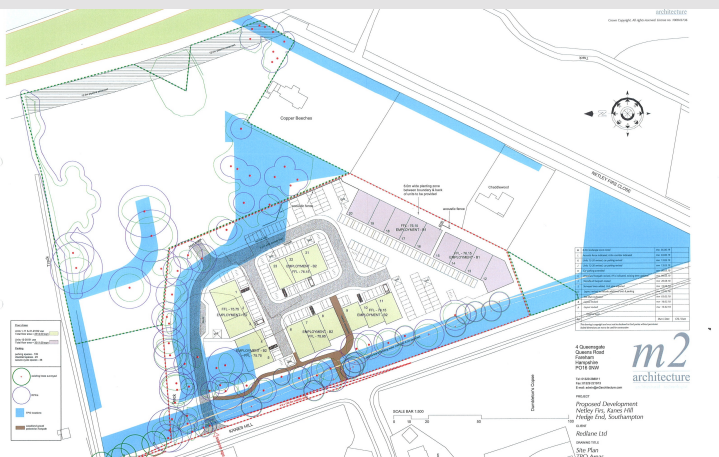
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Please click on the link beneath the consented scheme drawing and request a password to gain access to all documents.

TERMS

Available unconditionally on a freehold basis.



<https://netleyfirs.co.uk/>

lsh.co.uk

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