

# Open Storage Land | To Let

8.84 Acres (3.58 Hectares)



To Let

## Fawley Waterside

Fawley, Southampton, Hampshire SO45 1TW

- 8.84 Acres
- Access to the M27 M271 and wider motorway network via the A326
- About 13 miles to Southampton Docks
- In close proximity to Fawley Oil Refinery
- 24/7 Security

### Contact Us

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Plot B

Plot A

## Location

Fawley Waterside is located approximately 15 miles south of Southampton and approximately 12 miles east of Lymington, on the edge of the New Forest National Park.

The M27 (J2) is about 14 miles to the north via the A326, providing access to the A31 to the West & the M3 to the East. Southampton International Airport is within 19 miles.

## Description

The available land is situated within Fawley Waterside, comprising the site of the former Fawley Power Station. The available space comprises open storage land extending to 8.84 acres (3.58 hectares).

## Terms

The premises are available by way of a new lease for £50,000 per acre.

There will be a mutual rolling break option from July 2023

## Business Rates

N/A

## Service Charge

Upon Application

## EPC

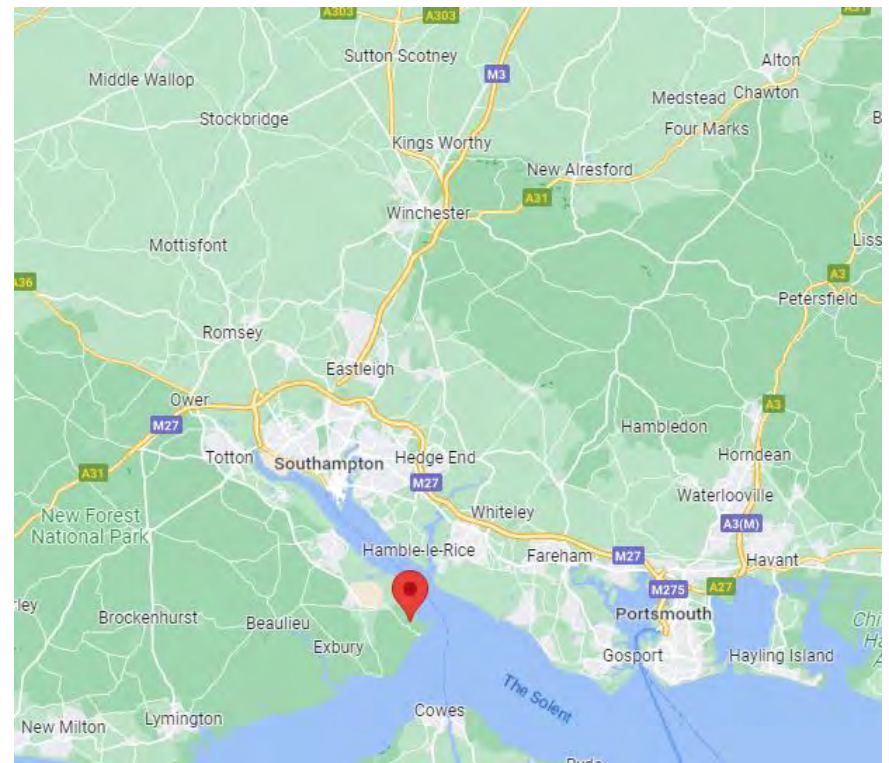
A copy of the EPC is available on request.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT,



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### ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.