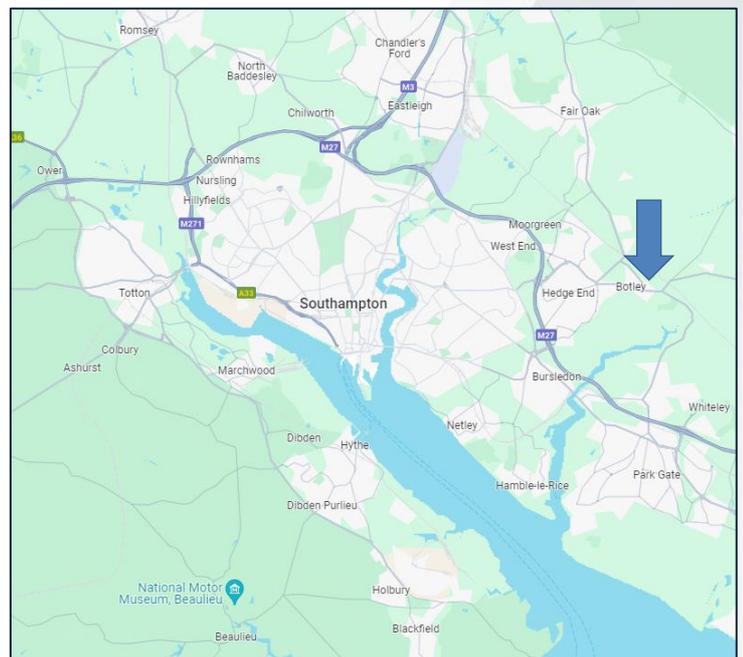




KEY HIGHLIGHTS

- 2.35-acre site in the well-established Bottings Trading Estate, Botley, Southampton
- 14,286 sq. ft warehouse and office accommodation reflecting a site density of c.14%
- Rare freehold opportunity
- Opportunity for commercial redevelopment – subject to necessary planning consent
- Privately fenced and secure site
- Immediately available
- An overage will be payable if planning permission is granted for any change of use outside of B1, B2 and B8



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WAREHOUSE UNIT ON OPEN STORAGE SITE / COMMERCIAL REDEVELOPMENT OPPORTUNITY FOR SALE (2.35 ACRES)

**DVSA Site, Bottings Trading Estate, Hillsons Road,
Botley, Southampton SO30 2DY**

LOCATION

Situated within the well-established Bottings Trading Estate, off Hillsons Road which connects to A334 Station Hill, providing a direct link to junction 7 of the M27 motorway.

Located 2.2 miles to the east of Hedge End and 8 miles to the east of Southampton City Centre. Major local occupiers include Technix, Neptune Outdoor Furniture and Hampshire Saddlery.

TRANSPORT	DISTANCE	DRIVE TIME
A21	3.5 miles	9 mins
Botley Rail Station	0.2 miles	1 min
Hedge End	2.2 miles	7 mins
Southampton City Centre	8 miles	24 mins
Central London	84.6 miles	2 hours

Source: Google Maps

DESCRIPTION

The site comprises a self-contained 2.35-acre plot benefitting from dual access points towards its northwest and northeast corners.

Within the demise sits a workshop/ warehouse unit containing ground floor office accommodation.

The main warehouse is a previously used MOT test centre with pits.

PLANNING

The site comprises brownfield land which is located outside of a defined settlement boundary and is covered by a Countryside allocation under Policy MTRA4 of the adopted Local Development Plan.

The site has a low risk of flooding.

OVERAGE PROVISION

21-year period with amount payable equal to 50% of any uplift in value, if there is a change of use outside of B1, B2 and B8.

BUILDING ACCOMMODATION (GIA)

	SQ M	SQ FT
Workshop	831.9	8,954
Offices	247.9	2,668
Ancillary	247.4	2,663
TOTAL	1,327.2	14,286

SITE PLAN



Source Promap

EPC

Available on request.

VAT

All prices and outgoings are exclusive of but may be liable for VAT.

LEGAL COST

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

TERMS

The property is available by way of a freehold sale with full vacant possession

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The Misrepresentation Act 1967.

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