

To Let

- Secure Site
- Water
- Electricity
- Internet




023 8063 5333

Surfaced and Fenced Open Storage To Let
0.75 acres (0.3 hectares)

Land At, Winchester Street, Botley, Southampton, Hampshire, SO30 2AA

Description

This is a surfaced and securely fenced open storage site with water and electricity. The site is located in close proximity to the new Botley by pass and large new residential developments at Boorley Gardens, Boorley Park and Uplands farm. Flexible terms may be available.

Accommodation (Approximate GEA)

Floor	Area (acres)	Area (hectares)
Total	0.75	0.3

Energy Performance Certificate

Open Storage Site - No EPC required.

Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £75,000 per annum exclusive.

Rates

We recommend that prospective tenants or purchasers verify this with the Valuation Office.



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2AA

Location

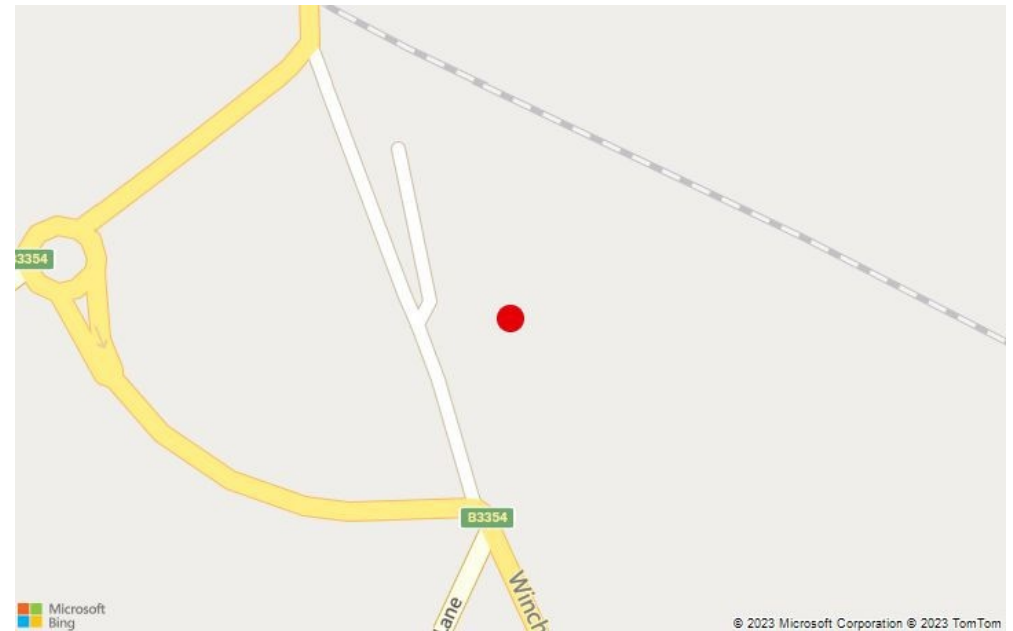
Botley is located approximately 3.5 miles from Junction 7 M27 and 8 miles east of Southampton. The property is located off a secluded part of Winchester Street which can be accessed via the new Botley by pass.

For all enquiries:

Lauren Udall MRICS

Email: lu@keygrove.com
Direct Dial: **023 8083 5964**
Office: **023 8063 5333**
Mobile: **07388 949740**

Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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