

To Let

- Close to M27 Junction 5
- Flexible terms available
- Suitable for a variety of users



Open Storage Land

1,346 - 5,299 sq ft (125.04 - 492.28 sq m)

Area B2B & B3, Itchen Business Park, Kent Road, Southampton, Hampshire,
SO17 2LJ

Description

The sites are surfaced with mainly concrete and has some palisade fencing. The total available B3 site is 3883 sq ft (0.089 acres). The total available B2B site is 1346 sq ft.

It is suitable for a variety of users and flexible terms are available.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Total	5,299	492.28

Terms

Area B3 is available on a new full repairing and insuring lease at an initial rent of £12,000 per annum exclusive.

Area B2B is available on a new full repairing and insuring lease at an initial rent of £4,000 per annum exclusive.

Rates

To be assessed.

VAT

We are advised that VAT will be payable.



Area B2B & B3, Itchen Business Park, Kent Road, Southampton,
Hampshire, SO17 2LJ

Location

The land is located in Kent Road, Portswood. Vehicular access is via St Denys Road and pedestrian access is available from Portswood Road. St Denys railway station is approximately 0.4 miles to the south. Southampton City Centre is approximately 2 miles to the south east and the M27 junction 5 is approximately 2 miles to the north.

For all enquiries:

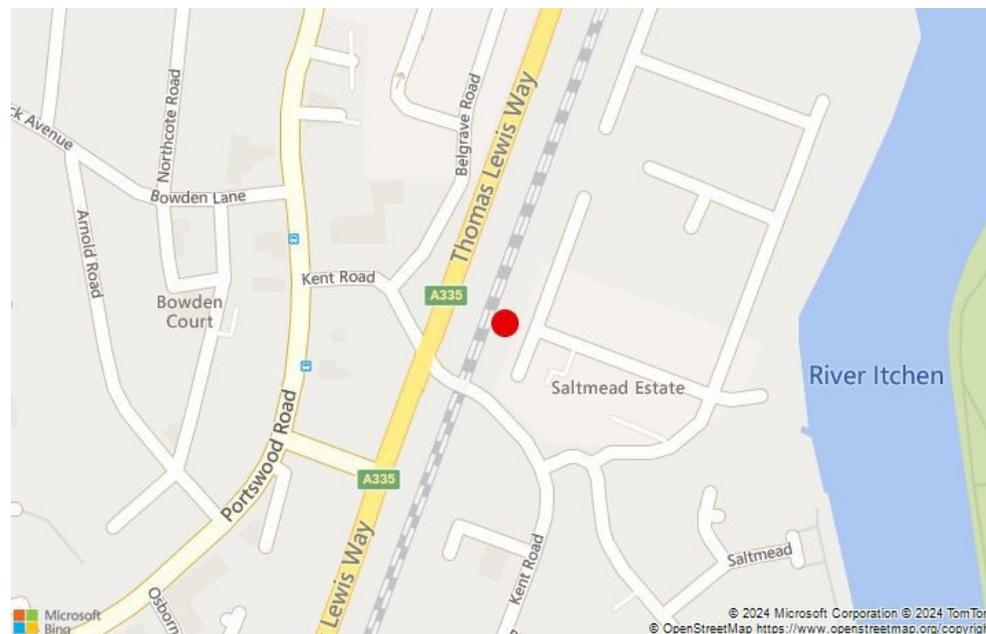
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Map



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.

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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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