

# Eastleigh Works.

## NEW INDUSTRIAL WAREHOUSE UNITS & OPEN STORAGE SITES

Eastleigh Works | Campbell Road | Eastleigh | SO50 5AD

savills.co.uk



023 8071 3900

 HELLIER  
LANGSTON

02382 022 111

[www.hlp.co.uk](http://www.hlp.co.uk)

website: <https://eastleigh-works.co.uk/>







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## UNITS

GIA measurements for the units.

UNIT	GRD FLR	1ST FLOOR	TOTAL SQ FT	AVAILABILITY
200	8,740	990	9,730	AVAILABLE Q2 2023
205	4,327	0	4,327	AVAILABLE Q2 2023
210	8,740	2,938	11,678	PRE-LET

## KEY FEATURES

- Unit 200 - Comfort cooled first floor office area and amenity block
- Unit 205 - Ground floor amenity bloc
- 7.2m internal eaves height
- Water, BT Communications and 3 phase power.
- Electrically operated loading doors.
- Generous yard depths.
- Designed to BREEAM Excellent standard.

## TERMS

Units are available by way of a new lease on terms to be agreed.

## RENT

On application.

## EPC

Available on completion.

## SERVICE CHARGE

A service charge will be levied to cover security and maintenance of the common parts of the estate.

## VAT

We are informed that the site has been elected for VAT.

## RATEABLE VALUE

To be assessed.

## LEGAL COSTS

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





# PROPERTY DATA SHEET

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# TO LET

## Unit 200 – New build Industrial/ Warehouse

SIZE	9,730 (904 sq m)
RENT (sq ft)	£12.50
RENT	£121,625
RATEABLE VALUE*	£83,000
ESTIMATED RATES PAYABLE 2023/24	£42,496
SERVICE CHARGE (sq ft)	£0.85
SERVICE CHARGE	£8,270.50
<b>TOTAL OCCUPATIONAL COSTS</b>	<b>£172,392</b>

*\*To be assessed – estimate based on the current assessment for new build unit at 5 Reliant Close, Chandlers Ford SO53 4ND at £90.00 sq m main rate.*




**HELLIER LANGSTON**  
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## OPEN STORAGE PLOTS

PLOT	ACRES	AVAILABILITY
300	0.76	AVAILABLE Q2 2023
305	1.19	AVAILABLE Q2 2023
307	1.16	LET
310	1.20	LET
315	0.42	LET
320	2.66	AVAILABLE IMMEDIATELY

## KEY FEATURES

- From 0.5 - 3.75 acres (0.2 - 1.51 Ha).
- Sites secured with 2m palisade fencing.
- Power, water & BT communications.
- Type 1 and concrete surfaced sites available.
- Located within 1.7 miles of M27 Jct 5 and 1.4 miles of M3 Jct 13, and close to Southampton Airport.

### TERMS

Sites are available by way of a new lease on terms to be agreed.

### RENT

On application.

### EPC

N/A.

### SERVICE CHARGE

A service charge will be levied to cover security and maintenance of the common parts of the estate.

### VAT

We are informed that the site has been elected for VAT.

### RATEABLE VALUE

To be re-assessed.

### LEGAL COSTS

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







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## LOCATION

Eastleigh Works is located on Campbell Road, which in turn leads onto the A335 Southampton Road. M27 Jct 5 is 1.7 miles to the south, M3 Jct 13 is 2.4 miles to the west, and heading northwards, M3 Jct 12 is 2.2 miles.

The site is also well served by public transport, with Eastleigh Railway Station being 0.4 miles to the north, and Southampton Airport 1.9 miles and Southampton Airport Parkway Station being 1.3 miles to the south, adjacent to Jct 5 M27.

ROAD

RAIL

AIR

SEA

M3 Jct 13  
2.4 miles

M27 Jct 5  
1.7 miles

A34 (Jct 9 M3)  
8.8 miles

M25 (Jct 12)  
53 miles

Southampton  
Parkway Station  
1.3 miles

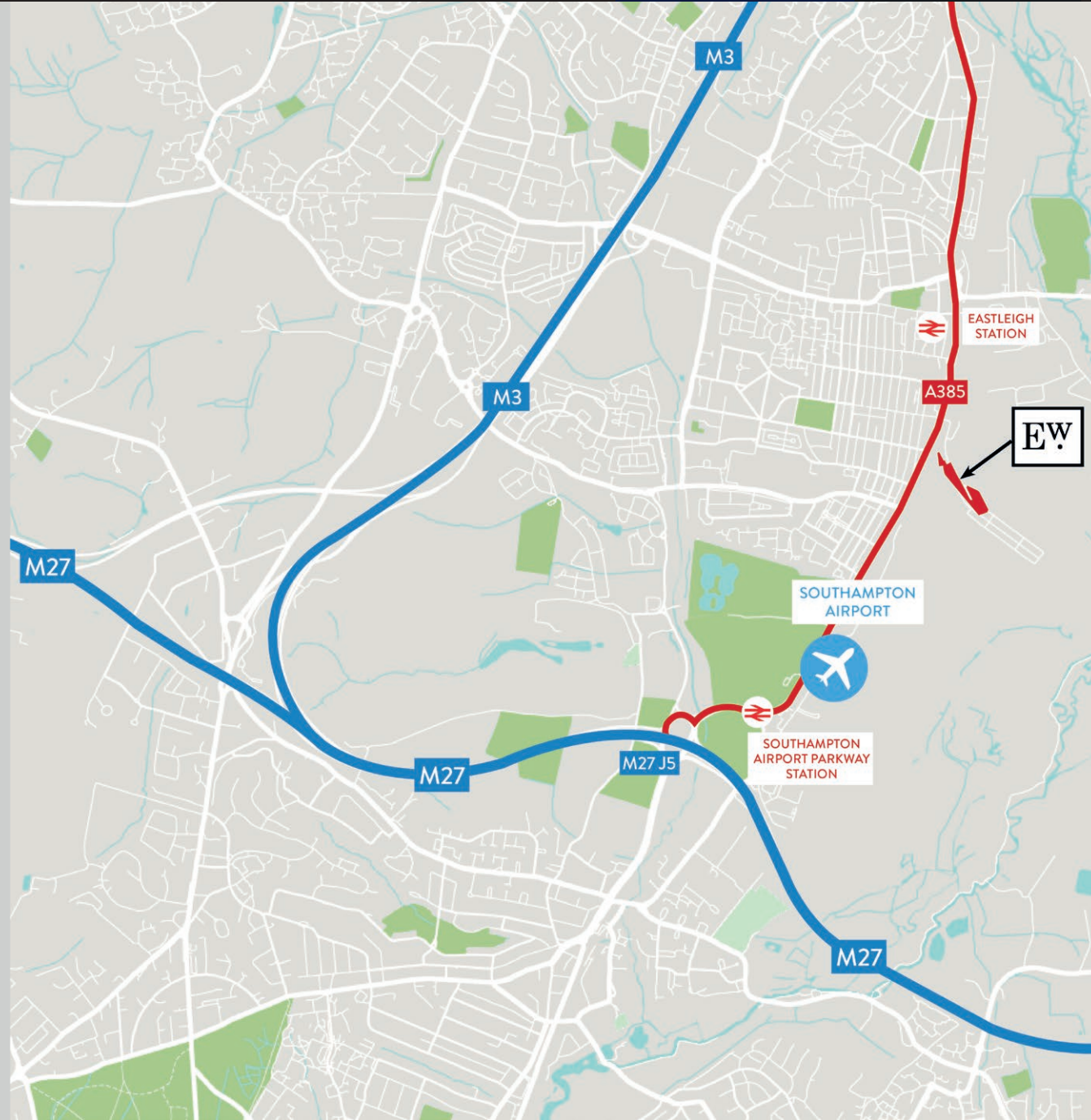
Eastleigh Station  
0.4 miles

Southampton  
Parkway Station  
to London 71 minutes

Southampton Airport  
1.9 miles

Southampton  
Container Port  
(Dock Gate 20)  
9.3 miles

Portsmouth Docks  
20.3 miles





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