



SWANMORE BUSINESS PARK, LOWER CHASE ROAD, SWANMORE

SOUTHAMPTON SO32 2PB

OIEO £4,500,000 - EXCLUSIVE

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INVESTMENT SUMMARY

- Freehold Investment Sale
- Expected to Produce Total Gross Income of c. **£466,500** pax
- Site Measures Approximately 2.9 acres (1.16 ha)
- Blend of Income Streams
- x 130 20 Ft Containers Included Within Sale
- Potential for Further Asset Management Opportunities
- Potential to Regear Leases
- Planning Consent for Additional Units

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LOCATION

Swanmore Business Park is located on the south coast a short drive from the regional ports and commercial centres of Southampton and Portsmouth. The region benefits from excellent transport communications with port and ferry services at Southampton and Portsmouth, the A3(M), M27 and M3 motorways, direct rail services to London (from Southampton, Fareham and Portsmouth) and Southampton Airport which are all within easy reach.

The site is situated in a semi-rural position, just outside of the South Downs National Park between the town and villages of Bishop Waltham, Swanmore and Waltham Chase. The locality is characterised by commercial and residential buildings and a large solar farm immediately to the northwest.

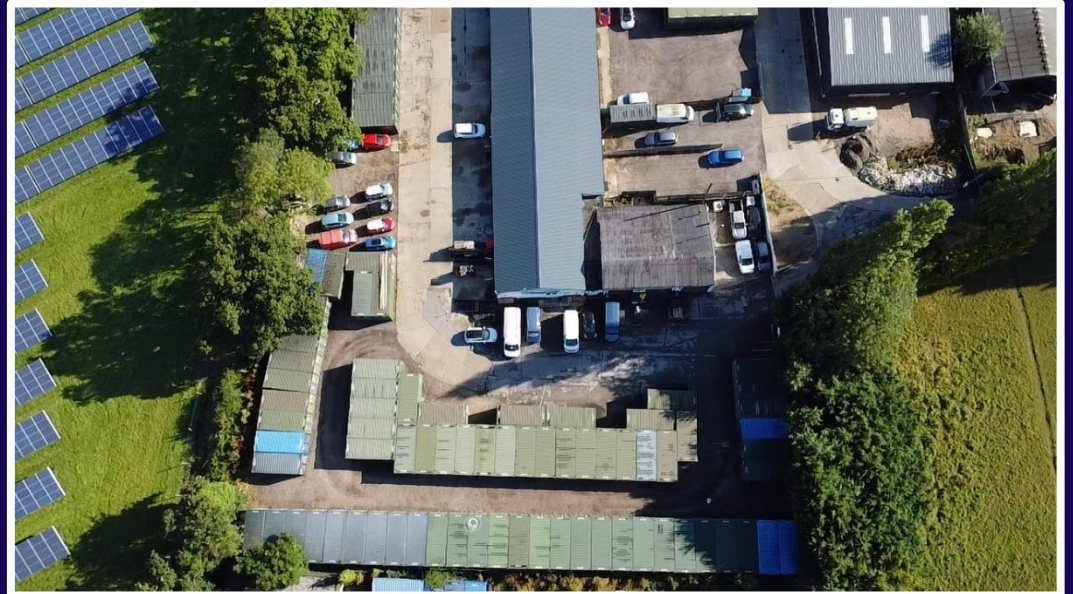


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DESCRIPTION

Swanmore Business Park comprises a freehold site totalling approximately 2.9 acres (1.16 ha). A mixture of industrial units/ workshops, open storage land and containers are situated on site which are expected to produce a gross total income of c. £466,500 per annum exclusive (see schedule below). The site currently has 130 containers located on site which will be included within the sale of the park.

The site benefits from planning consent for additional units and in our view provides a range of asset management opportunities to increase the cash flow of the site including, regearing leases, increasing overall site coverage and double stacking of containers (subject to all necessary consents and approvals being obtained).



TENANCY SCHEDULE

Unit / Area	Summary Terms	Rent PA Exclusive	EPC
Unit 1	10 years from 07/12/21, tenant break 07/12/26, rent review 07/12/24 and every third anniversary thereafter, outside act, no declaration seen.	£7,980	D (91)
Unit 2	Details to follow.	£8,400	E (111)
Unit 3	Details to follow.	£10,000	C (74)
Unit 4	Let for a term ending on 31/03/29, tenant break 01/04/27, rent review 01/04/27 and every third anniversary thereafter, outside act no declaration seen.	£12,000	E (111)
Unit 5	Let for a term ending on 31/03/30, tenant break 01/02/27, rent review 01/02/27 and every third anniversary thereafter, outside act no declaration seen.	£9,000	D (96)
Unit 6	Let for a term ending on 31/03/30, tenant break 01/04/27, rent review 01/04/27 and every third anniversary thereafter, outside act no declaration seen.	£12,000	E (109)
Units 7 & 8	Let for a term ending on 01/03/29, tenant break 01/03/27, rent review 01/03/27 and every third anniversary thereafter, outside act no declaration seen.	£20,000	Unit 7 D (100) / Unit 8 D (76)
Unit 9	10 years from 30/10/18, tenant break 30/10/22, rent review 30/10/23 and every fifth anniversary thereafter.	£6,150	E (105)
Units 10, 11 & 12	Details to follow.	£17,040	D (93)
Unit 14	6 years from 13/12/18, tenant break 12/12/21, rent review 13/12/21	£16,275	D (98)
Unit 15	Details to follow.	£18,000	D (86)
Unit 16	Details to follow.	£18,000	D (98)
Unit 17	10 years from 31/05/18, rent review 31/05/23 and every fifth anniversary thereafter, outside act no declaration seen.	£18,900	D (86)
Unit 18	Details to follow.	£18,000	D (89)
Units 19 & 20	*to be let in Jan 25 following practical completion. Details to follow.	£36,000	To be assessed
Compound 1	Details to follow.	£3,600	N/A
Compound 2, 3 & 4	Details to follow.	£12,000	N/A
Swanmore Self-Store 130 Containers *124 currently let @ £150 Per Calander Month	Flexible rolling monthly agreements	£223,200	N/A

Total Rent Per Annum Exclusive

£466,545

*including Units 19 & 20



PRICE

Swanmore Business Park is available to purchase freehold and subject to the occupational leases at a guide price of Offers In Excess Of £4,500,000 exclusive. This would reflect a gross yield of 10.4% at a purchase price of £4,500,000 and with Units 19 & 20 let (due in Jan 25).

It is anticipated that the sale would be treated as a Transfer of a Going Concern (TOGC).

VAT

We understand the business park is VAT elected.

SERVICE CHARGE

Further details are available on request.

SERVICES

We are advised that the site currently benefits from mains connections to electricity, water and drainage.

LEGAL COSTS

Each party to bear their own costs.

PLANNING

The site benefits from planning consent for additional units. Further details can be obtained from the data room.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Daniells Harrison



Nick Holtby
01329 221199
nick.holtby@eddisons.com
Ref: 180824NH / Date: 18/08/24

DATA ROOM

A data room has been set up with copies of the lease agreements, EPCs and further details on planning consents on site.

Get in touch for a link to the data room.

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For more information, visit [eddisons.com](https://www.eddisons.com)

Important Information

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