



# 1, Premier Way, Abbey Park Industrial Estate, North Baddesley, Southampton SO51 9DQ

FOR SALE / TO LET 2,702 sq m (29,098 sq ft) Detached Warehouse / Industrial Unit Within A Secure Site With 1 MVA  
Power Supply (Currently Under Refurbishment Ready August 2025)



HELLIER  
LANGSTON

## Description

The unit comprises a standalone steel portal frame industrial unit with 6.7m eaves height clad in a combination of brick, profiled insulated metal sheet and glazed curtain walling to the elevations under a pitched insulated profile metal sheet roof with intermittent daylight panels.

Loading access to warehouse space is via 4 electric up and over loading doors, whilst pedestrian access is either via the main entrance leading to a reception and stairs to the 1st floor or a separate personnel entrance leading to the staff welfare areas.

The office accommodation is at Ground and 1st floor and is a mixture of cellular and open plan space. It is fitted out with suspended ceilings, LED flat panel lighting, air conditioning, carpets and perimeter trunking and carpets.

The warehouse area is clear span and open plan and benefits from loading and unloading at either end of the building.



## Specification

### Warehouse

- Eaves height 6.7 m
- 1 MVA power supply
- Clear span Warehouse area
- 4 x electric up and over loading doors with 2 large external canopies
- Mains water, gas and electric

### Office and ancillary areas

- Suspended ceilings
- Ground and first floor offices 1<sup>st</sup> floor offices
- LED lighting
- Air conditioning
- Carpets
- Perimeter trunking
- Ground and 1<sup>st</sup> floor WCs

### External areas

- Secure site
- Gated entrance
- Dedicated 1 MVA substation
- Covered loading
- Block paviour car parking
- Block paviour yard





### Accommodation

The premises have been measured to Gross Internal Area as follows:

	Sq M	Sq Ft
Warehouse Area	2,177	23,443
Ground floor office	268.01	2,885
First Floor Office	257.33	2,770
<b>Total GIA</b>	<b>2,702.34</b>	<b>29,098</b>

### Tenure

Freehold

### Price

£4,400,000 exclusive of VAT.

### Leasehold

The unit is available on a new full repairing and insuring lease for a term to be agreed.

### Rent

£350,000 per annum exclusive VAT and all other occupational costs.

### Business Rates

The premises are assessed in the April 2023 Rating List with the following Rateable Value £175,000. Rates Payable(0.512) £89,600 per annum.

### EPC

C-60

### Legal Costs

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

### AML

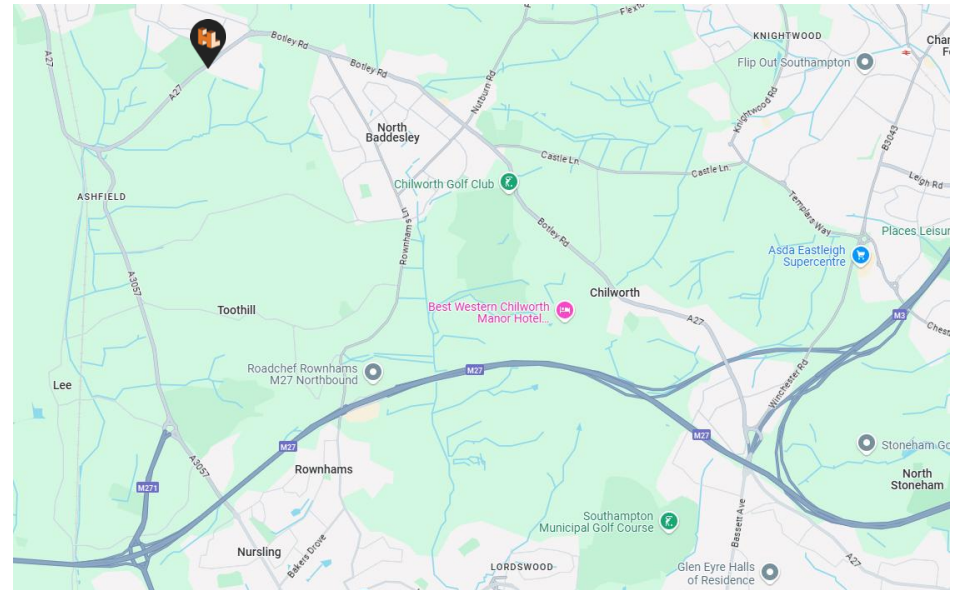
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

### Code for Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

### Location

The unit is located off Premier Way the main arterial route through the Abbey Park Industrial Estate. Premier Way gives access on to the A27 Luzborough Lane. This in turn links to the A27 Botley Road which provides direct access to the bottom of the M3 motorway. Alternatively, to the West the A27 at the Ashfield Roundabout links with the A3057 providing direct access to the M271 and J3 M27.



Schedule an appointment

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