



Secure Yard & Buildings At Withy Park, Withy Meadows, Dutton Lane, Eastleigh, SO50 6AB

SECURE STORAGE YARD WITH OUT-BUILDINGS

Summary

Tenure	To Let
Available Size	612 to 19,791 sq ft / 56.86 to 1,838.64 sq m
Rent	£8,000 - £75,000 per annum
Business Rates	To be confirmed
EPC Rating	EPC exempt - No building present

Key Points

- Well located close to Junction 13 of the M3 & Junction 5 of the M27
- Fully Tarmaced
- Portacabin Offices
- Secure Yard
- Out-Buildings on Site for Storage

Regulated by



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Secure Yard & Buildings At Withy Park, Withy Meadows, Dutton Lane, Eastleigh, SO50 6AB

Description

The subject yard is available for storage purposes. There are various out buildings which can be utilised or removed. There is also a fully functional temporary office building on site. Multiple uses considered subject to planning if required.

Location

Withy Park is located at the northern end of Dutton Lane which is accessed off Bishopstoke Road leading west towards Eastleigh Town Centre, the Train Station with routes leading towards the M3 and M27 motorway networks and heading east towards Bishopstoke and Fair Oak.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Outdoor - Yard / Open Storage	14,837	1,378.40	£75,000 /annum	Available
Unit - Workshop A	864	80.27	£10,000 /annum	Available
Building - Office 1	1,848	171.68	£20,000 /annum	Available
Building - Office 2	763	70.89	£12,000 /annum	Available
Building - Office 3	612	56.86	£8,000 /annum	Available
Unit - Store	867	80.55	£8,000 /annum	Available
Total	19,791	1,838.65		

Specification

- * Secure Site with Palisade Fencing
- * Fully Tarmaced Surface
- * Flood Lighting
- * Steel Portal Framed Out Buildings
- * Portacabin Style Offices Fully Fitted Out
- * Power to Site
- * Internet Connection to Site

Terms

Available on a new full repairing & insuring lease for a term to be agreed. The rent is not subject to VAT.

Business Rates

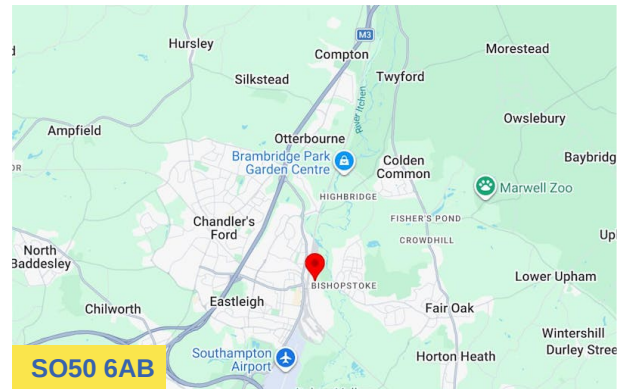
Rateable Value - to be reassessed

You are advised to check this with the local authority before making a commitment to lease.

Other Matters

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

VAT - VAT is Not Applicable



Viewing & Further Information

Tom Holloway
023 9237 7800 | 07990051230
tom@hi-m.co.uk

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General Notes

1. All work shall be carried out to the satisfaction of the local authority and shall comply with current building regulations, relevant British standards, codes of practice and any other relevant regulations, including but not limited to, WRC recommendations and good building practices.

2. All dimensions are to be checked on site prior to work commencing and any discrepancies notified to the client.

3. Do not scale the drawings.

4. All local authority approvals to be given in writing before any work starts on site.

5. The drawings were prepared for the purpose of obtaining planning permission only and are not to be used for pricing and local authority approval purposes only and are not to be used for construction purposes.

6. Any suspected omissions or discrepancies on the drawings should be notified to the client immediately.

7. "Not to scale" means that any and all local construction to comply with building and planning regulations which have been indicated by other practice work on the drawings shall be carried out to the satisfaction of the local authority and not to scale. "Replacement of components or parts of the components and materials" means that any and all components and materials shall be replaced with new work as appropriate in all respects and materials to match the existing work and new work as appropriate in all respects, all to approval of appearance.

Overarching Line
Boundary Line
Existing Building



PORTER ROBSON
ARCHITECTURE

PROJECT
Dutton Lane
1 Henry Park, Henry Avenue, Dutton Lane, Ebbw Vale, G10 6AB

DRAWING
Existing Site Plan

DRAWING NUMBER
1208-PRA-NB-00-DR-A-1102-A
1208-PRA-NB-00-DR-A-1102-A

DATE
15/01/2023

BY
J.R.

DESCRIPTION
EXISTING SITE PLAN

REVISIONS SCHEDULE

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