



**Gravel Hill Farm, Gravel Hill, Shirrell Heath, Southampton, SO32 2JQ**  
RARE VACANT FREEHOLD INDUSTRIAL UNIT SET WITHIN 8 ACRES

**Summary**

<b>Tenure</b>	For Sale
<b>Available Size</b>	47,414 sq ft / 4,404.90 sq m
<b>Price</b>	£5,750,000.00
<b>Rates Payable</b>	£125,952 per annum
<b>Rateable Value</b>	£246,000
<b>EPC Rating</b>	C (64)

**Key Points**

- Well Located Rural Warehouse / Workshop
- Variety of Loading & Dock Level Loading Doors
- Well Fitted Offices
- Ample Parking & Yard Space
- Minimum Eaves Height 5.22m
- Secure Site



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	45,326	4,210.92	Available
1st - Office	2,088	193.98	Available
<b>Total</b>	<b>47,414</b>	<b>4,404.90</b>	

## Description

The subject building is a detached industrial / workshop set back from the main road and within soil bunds which helps create a secure environment. The building is of steel portal frame construction with a twin pitched roof incorporating a valley gutter. The building was refurbished some years ago to provide workshop space with loading door in the north west, south and south east elevations and surrounded by parking and yard space. On the south elevation there are 3 dock level loading doors. Internally there is a two storey office which has been well fitted to provide various offices, meeting rooms, kitchen areas and toilets. The site overall has parking just off Gravel Hill, the estate road leading into the bunded secure area which provides further parking, storage and yard space, to the south east of this there is a further plot of land which has access from the yard but does not have any planning use currently on it.

## Location

The subject building is situated on the eastern side of Gravel Hill a short distance south of Bishops Waltham and Swanmore. The site is situated between Hospital Road and Solomans Lane intersection with Gravel Hill to the south and Forest Road and Bishops Wood Road to the north. The unit is conveniently located just 14 miles to the east of the M3 motorway and 8 miles north of the M27 with Wickham being less than 3 miles to the south.

## Specification

- \* Loading doors - NW elevation 4m w x 5.75m h (elec) & 3.21m w x 3.94m h (man)
- \* 3 Dock Level Loading doors - S elevation all 3.5m h x 3.m / 2.93.m w & 4.44.m
- \* Loading door - S elevation 3.46m w x 4.43m h
- \* 2 Loading doors - E elevation 3.41m w x 4.50m h (man)
- \* Minimum Eaves Height 5.22m
- \* Three Phase Power & LED Lighting throughout
- \* Site benefits from its own sub station (further details to be confirmed)
- \* Four Gantry Cranes (5Ton)
- \* Power Floated Concrete Floor
- \* Offices with Suspended Ceiling, LED Lighting, Air Con, W.C.'s, Kitchen areas, Aluminium double glazed windows and oil fueled heating
- \* Mains water & sewage.

## Terms

Freehold available at a quoting price of £5,750,000 for full vacant possession.

## Business Rates

Rateable Value £246,000 - You are advised to make your own enquiries to Winchester City Council in this regard.

## Other Costs

Each party to bear their own legal costs incurred in the transaction.

Unless stated all prices and costs are exclusive of VAT



## Viewing & Further Information

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