

*Hughes***Ellard**

Commercial Property Development Site – For Sale

Of interest to commercial property developers and owner occupiers

Approximately 4.7 acres (1.91 Ha)

Concorde Way Segensworth North Fareham Hampshire PO15 5RX



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The Opportunity

A rare opportunity to purchase a development site for speculative industrial development or for a business to self-build a facility within a secure site.

Location

Concorde Way is a popular and established high quality industrial logistics location, home to Coopervision contact lens manufacturer, TUV SUD, Gemalto, Turbomeca, GMK and UK Mail.

The industrial estate is located immediately off junction 9 of the M27, not only providing excellent access to both Portsmouth and Southampton but also the rest of the UK with connections to both the A3 and M3 corridors.

Key Points:

- Rare opportunity to purchase a development site
- All time low availability



Area hatched in green = SINC

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Description

The site comprises the last undeveloped parcel of land serving the successful Segensworth North Industrial Estate. The site is accessed from the hammer head at Concorde Way and is bound to the south by a railway line.

Aberdeen Standard Investments' owned Trilogy Industrial Park is located to the North and Gemalto are located to the West boundary. Aviva owns the successful Sopwith Park, also located at Concorde Way.

The Site

We understand that services are provided to the hammer head at Concorde Way to the west boundary and entrance.

Fishponds Meadows to the north of the site is designated as a SINC (Sites of Importance for Nature Conservation). Access to the site will be required to pass through the SINC, which needs to be minimised.

There is a Grade A oak tree opposite the point of access into the site.

We have been advised the area is approximately 1.91 Ha (4.71 acres), however, prospective purchasers are advised to satisfy themselves relating to the site area.

Planning

We are advised by our client that Winchester City Council have zoned the site for both B2 and B8 employment uses. However prospective purchasers are advised to satisfy themselves regarding planning.

The Market

The area has suffered from an all time low in available industrial buildings to let or for sale. Speculative industrial estates constructed in 2017 in Eastleigh have been achieving headline rents of £9.50 per sq ft, per annum.

Nearby Kitescroft Industrial Estate, Titchfield let a speculatively built 30,000 sq ft industrial unit in October 2017 at £8.50 per sq ft, per annum on a new 15 year lease.

Terms

The property is available by way of a new 125 year ground lease at a peppercorn rent.

Alternatively, a geared ground rent can be offered.

Price

Offers are invited on a conditional or unconditional basis.

Legal Costs

Both parties to pay their own legal costs



Please get in touch with our agent using the contact details below:

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Access from Concorde Way



Location

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