

The Glenmore Centre

CABLE STREET & WILSON STREET, SOUTHAMPTON

**FREEHOLD
FOR SALE
OR TO LET**

NEW DEVELOPMENT OF INDUSTRIAL/BUSINESS UNITS **1,188 - 6,271 sq ft (110 - 583 sq m²)**



TheGlenmoreCentre

Location

The Glenmore Centre is located on the eastern side of Southampton City Centre close to St Mary's Football Stadium, and backing onto the busy Northam Road.

The main retailing area and Southampton Central Railway Station are within approximately 1 mile and 1.5 miles respectively.

The M3 Motorway is approximately 5 miles to the north and Junctions 5 and 7 of the M27 Motorway are a similar distance to the north and northwest.

Description

The scheme comprises a development of 10 new industrial/business units arranged over 3 sites on Cable Street and Wilson Street. The accommodation within each unit is arranged over ground and part first floor.

Specification

- Loading doors with security shutters to each unit
- 15 Kn/m² floor loading at ground floor level
- 3.5 Kn/m² floor loading at first floor level
- Allocated parking
- Disabled toilet facilities
- First Floor - suitable for fit-out as offices, subject to any necessary consents/regulations
- High quality cladding with brick fascia
- Security shutters on windows/doors

Services

Mains gas, telecom, water, three phase electricity and drainage is available.

Tenure

The units are available either freehold for sale or to let by a way of new full repairing leases. Please note that there will be a management company that will oversee the common areas and a service charge levied in this regard.

Planning

Planning consent has been granted for B1/B2/B8 industrial/warehouse use. The units may be suitable for other uses such as trade counter, subject to the appropriate planning consent.



Schedule of Accommodation

Gross internal areas

Unit No	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)
1	3,334	2,050	5,384
2	612	576	1,188
3	612	576	1,188
4	612	576	1,188
5	4,287	1,984	6,271
6	1,703	867	2,570
7	1,408	777	2,185
8	2,020	1,418	3,438
9	1,507	770	2,277
10	1,125	497	1,622





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Further information

Contact the owners' joint agents:

**Lambert Smith
Hampton**

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goadsby

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