



20 – 25 Chapel Road, Southampton, SO14 5GL

FREEHOLD WAREHOUSE AND OFFICE FOR SALE WITH OPPORTUNITY FOR REDEVELOPMENT OR ALTERNATIVE USES,
SUBJECT TO PLANNING PERMISSION



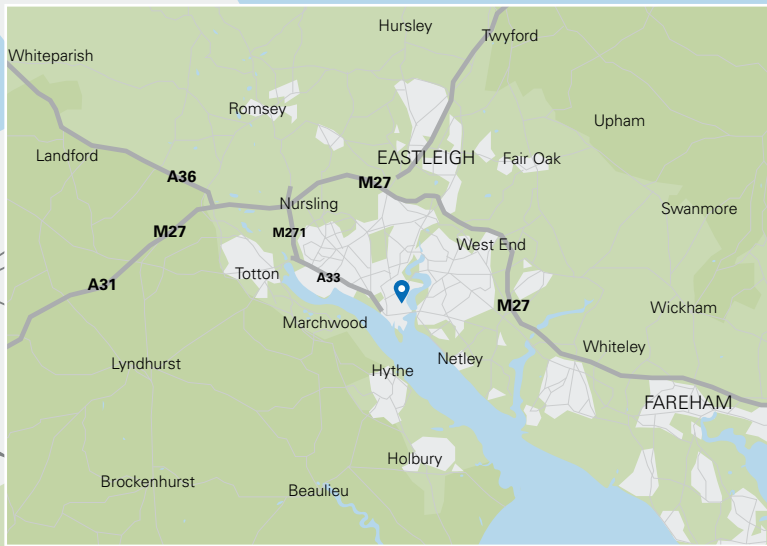
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Mon-Fri: 8.00 a.m. - 5.15 p.m.
Saturday: 8.00 a.m. - 1.00 p.m.

Summary

- Opportunity to acquire a self-contained warehouse (B8 Use) with ancillary office and storage accommodation, with potential for redevelopment or alternative uses, subject to planning permission
- Located in a well-established industrial warehouse and trade location close to St Mary's Stadium and The Port of Southampton
- Gross Internal Floor Area (GIA) of 871 sq m (9,386 sq ft)
- Site area of c.0.38 acres
- Yard area of c.0.14 acres
- Freehold with vacant possession
- Offers invited for the freehold





LOCATION

The property is located on Chapel Road less than 0.5 miles from St Mary's Stadium and Ocean Village Marina. The Port of Southampton is the UK's most productive container port and Europe's leading cruise port.

The property is situated in a well-established industrial warehouse and trade location within the Northam Industrial area, close to Central Trading Estate, City Commerce Centre, Shamrock Quay and Britannia Wharf.

The property is situated within 1 mile of both Southampton City Centre and Southampton Central Station. This provides excellent connectivity and easy access to the national motorway network.

Southampton Central Station provides direct South Western Railway and CrossCountry services to London Waterloo, Bournemouth, and Brighton, with journey times of approximately two hours.

Southampton International Airport is 4 miles to the north and the property benefits from easy access to the M3 and M27 motorways.

Local buses serve the area with various bus stops situated within 150 metres of the property.

THE PROPERTY

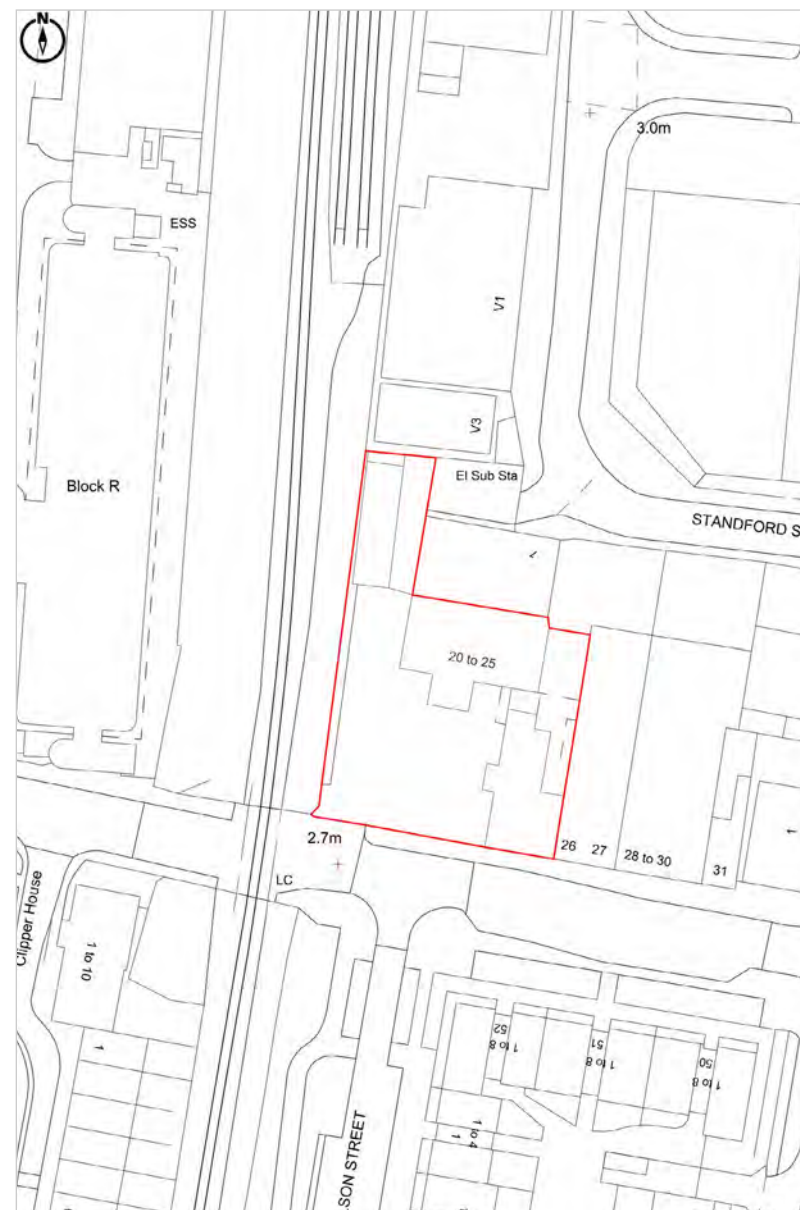
The property comprises a self-contained warehouse with ancillary office and storage accommodation, arranged over ground and first floors, consisting of c.9,386 sq ft (GIA). The site is c.0.38 acres and offers an opportunity for redevelopment or alternative uses.

The property was constructed in the 1970s and has been adapted and extended over the years. The accommodation consists of three principal buildings including an office, warehouse and store building, set within a secure gated site with a large open yard.

The property is accessed via a gated entrance directly off Chapel Road, offering both security and ease of access for vehicles.

The property is in need of refurbishment throughout and presents an excellent opportunity for redevelopment or conversion to suit a range of alternative uses, subject to planning permission.

The tarmacadam yard area extends to approximately 0.14 acres, enhancing the operational functionality of the site and its ability to be converted for a range of alternative uses.



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ACCOMMODATION

	GROSS INTERNAL FLOOR AREA	
	SQ M	SQ FT
WAREHOUSE		
Ground Floor	226.71	2,440
First Floor	226.71	2,440
OFFICE		
Ground Floor	200.58	2,159
First Floor	155.24	1,671
OPEN-SIDED STORE		
	62.68	675
Total	871.99	9,386

We have scaled the Ordnance Survey map of the subject premises and calculate the total site area to be 0.152 hectares (0.38 acres).

PLANNING AND DEVELOPMENT POTENTIAL

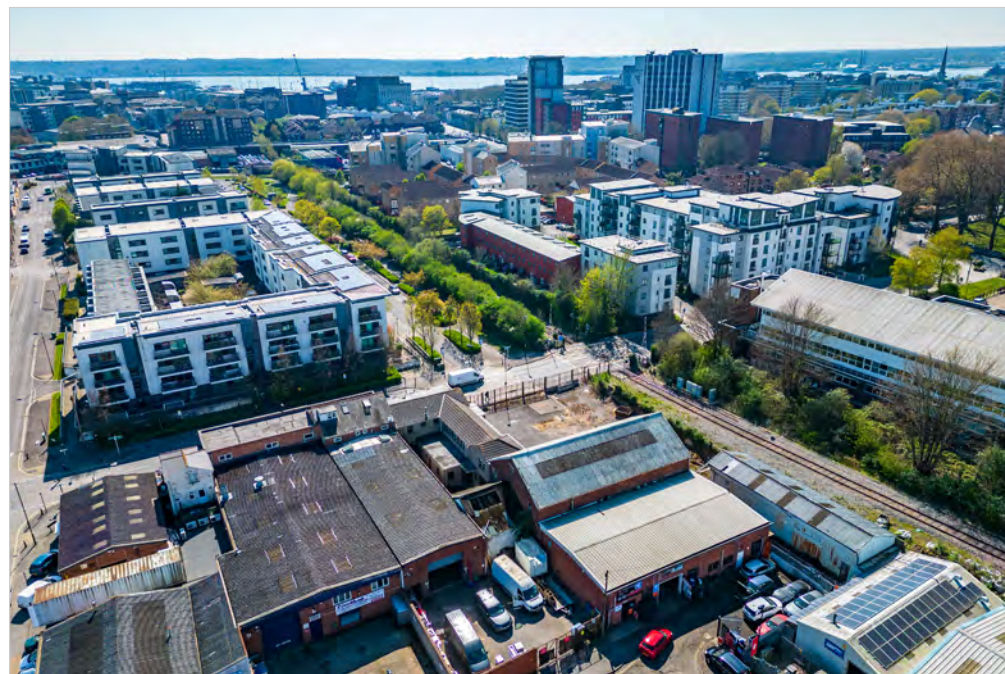
We understand that the property has planning permission for its current use within Class B8 (Storage and distribution) of the Use Classes Order 1987 (amended 2020).

The property is allocated in the Local Plan for Light/General Industry, Storage and Distribution within the Central Trading Estate and is situated within a local area of archaeological potential.

The property is located within the Southampton City Council planning authority.

Interested parties should make their own enquiries with Southampton City Council.

We consider the property would be suitable for a variety of alternative uses.







TENURE

The property is offered freehold with vacant possession.

EPC

Rating- D

VAT

We are advised that the property is not elected for VAT.

OFFERS

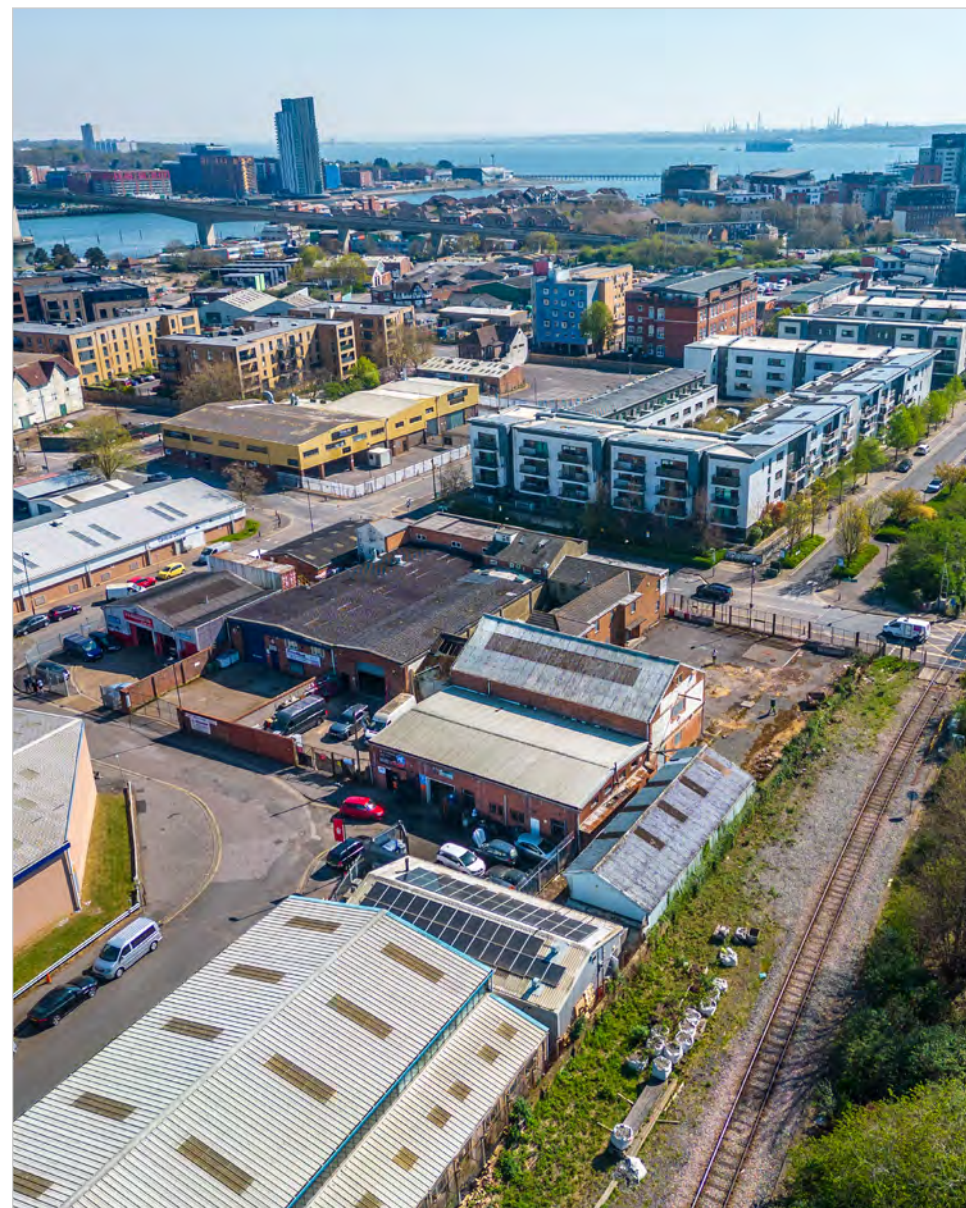
Offers are invited for the freehold by way of informal tender. The vendor will consider unconditional and conditional offers for the property. Further details on the sale process can be made available on request.

VIEWING AND FURTHER INFORMATION

Viewings are strictly to be arranged via prior appointment with joint agents, Realest and Newmark. Strictly no parties are to attend site without appointment.

A data room will be made available containing the following documents:

- Registered Titles and Title Plans
- Photographs
- Asbestos Survey
- Fire Risk Assessment



Contacts

For more information, please contact
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or Paul Greenwood at Newmark.

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NEWMARK

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