

Concorde Park

Segensworth, M27

Brand new industrial/
warehouse scheme of 10
units totalling 91,000 sq ft
located just off J9 M27



The Opportunity

Concorde Park is a new industrial development by Kingsbridge Estates which is now available to let. The development is specifically aimed at industrial uses including manufacturing, light assembly and storage and distribution.

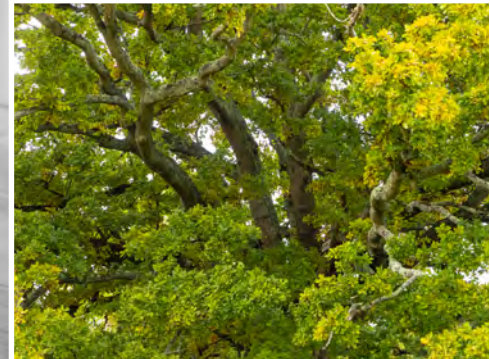
Units range in size from c3,000 - 30,000 sq ft.
Units can be easily combined via the party walls.

- › 3 phase power c50% greater per unit than industry standard
- › Available Q4 2020
- › Planning uses B1/B2/B8
- › Electric vehicle charging points
- › Target EPC ratings between A and B
- › Grade A first floor office space
- › BREEAM very good
- › Mains utilities
- › All services are independently metered
- › Frames capable of solar photovoltaic installations



Concorde Park

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Office:

- › Grade A accommodation
- › Raised floors for data and power supplies
- › Painted plastered walls & LED lighting
- › WC and tea points
- › Ground floor office space can be added

Warehouse:

- › 40 kn/m2 UDL floor loadings
- › 4.0m x 4.5m loading doors
- › Excellent 1.6mw 3 phase power supplies
- › Frame capable of solar photovoltaic installations
- › Smaller units have recesses to allow for HGV/ Curtainside loading under cover

Power Supply:

Unit	Power Supply
1	100 A 3 phase 400V
2 (now let)	100 A 3 phase 400V
3	100 A 3 phase 400V
4 (now let)	100 A 3 phase 400V
5	200 A 3 phase 400V
6	200 A 3 phase 400V
7	200 A 3 phase 400V
8	200 A 3 phase 400V
9	200 A 3 phase 400V
10	315 A 3 phase 400V



Availability

Unit	Size sq ft (GEA)	Quoting Rents (per annum exclusive)	Service Charge (Estimated)
1	5,026	£54,000	£1,760
2 (now let)	2,971	£32,700	£1,049
3	2,971	£32,700	£1,049
4 (now let)	4,445	£47,800	£1,559
5	10,246	£107,600	£3,586
6	11,043	£116,600	£3,865
7	11,140	£117,000	£3,900
8	13,798	£145,000	£4,829
9	9,418	£100,000	£3,300
10	20,062	£210,000	£7,025

*Floor areas are shown on a Gross External (GEA) basis and are subject to final measurements on completion.

Service Charge

To maintain standards on the site Kingsbridge Estates has set up a service charge budget to look after the following aspects of the common parts: Estate lighting / Estate signage / Estate CCTV / Landscaping / Cleaning and maintenance of common parts such as roads, fences, gates, Litter picking / Common bin stores maintenance / On site defibrillator / Pest control (if required / Winter gritting.

Location

Concorde Park is situated on Concorde Way, part of the popular Segensworth Industrial Estate which is home to a number of major national and international occupiers including CooperVision and Wartsila. The estate benefits from easy access to the M27 Motorway which is the main arterial route connecting the two main cities in the region with Portsmouth 8 miles to the east and Southampton 7 miles to the West.

[Get directions](#)

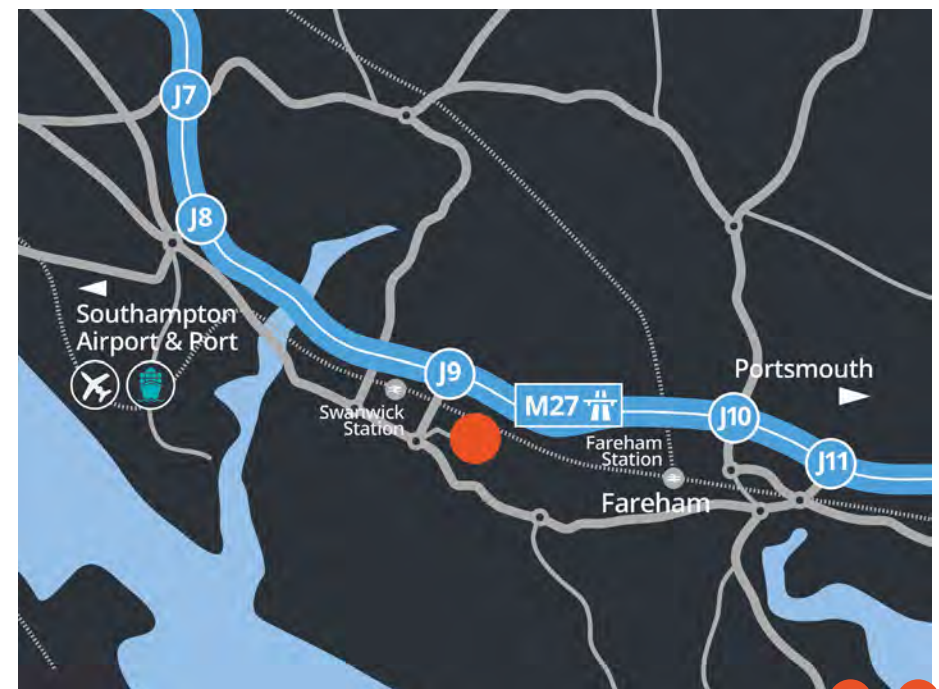


120,000 economically active residents in the vicinity



An above average 10.8% of active residents are employed within skilled trade occupations

Travel Distances	Miles	Minutes
M3	10	18
A3M	15	18
Southampton	7	26
Portsmouth	8	17
London	81	120
Southampton Airport	10	16
Southampton Port	11	25
Portsmouth Port	12	22
Swanwick Station	1.5	30



Further information

Terms:

A new full repairing and insuring lease upon terms to be agreed.

Rent:

Upon application.

Business Rates:

Prospective occupiers should rely on their own enquiries with the local rating authority Winchester City Council.

Service Charge:

The Service charge is budgeted at £0.32 per sq ft.

Useful websites:

Business Improvement District
Segensworth is in a BID and more information can be found at www.sbfl.co.uk

Solent LEP

The site is within the Solent Local Enterprise Partnership <https://solentlep.org.uk/>

www.concordeparkm27.co.uk



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Contacts



Russell Mogridge
07815 737 175
rmogridge@vailwilliams.com

Alex Gauntlett
07584 657 826
agauntlett@vailwilliams.com



Nick Tutton
07887 563 264
nick.tutton@cbre.com

Oliver Sherriff
07919 392 004
oliver.sherriff@cbre.com





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