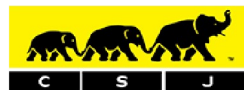




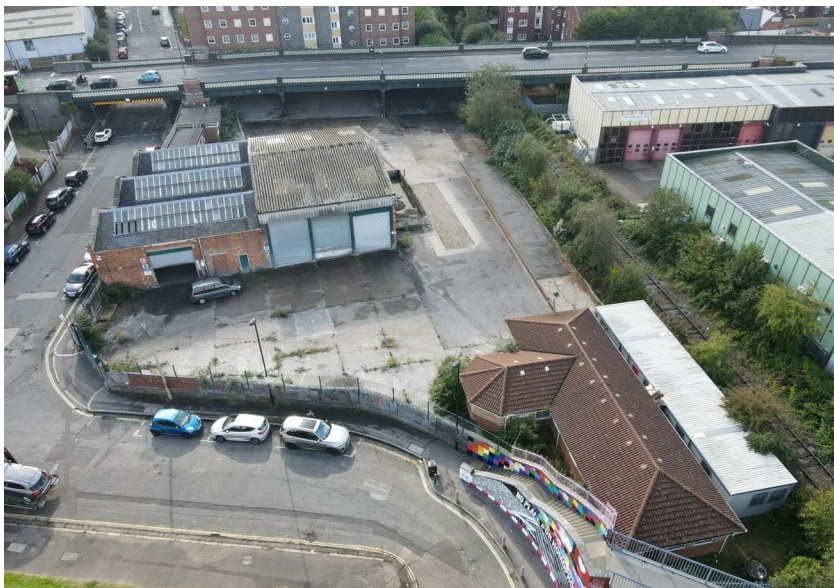
**FORMER OLLECO SITE, ROYAL CRESCENT
ROAD, SOUTHAMPTON, HAMPSHIRE, SO14
2TT**
£100,000 Per Annum



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

A vacant industrial premises available on a new lease, with terms to be agreed by negotiation. The site offers a good mix of office, warehouse and outside space, suiting a wide range of businesses including distribution, logistics, trade, storage, workshop and light industrial users.

The property has a self-contained office element of around 1,615 sq ft, ideal for administration, management or sales staff on site. The main warehouse provides around 6,458 sq ft of flexible space, which could be used for storage, distribution, manufacturing or workshop purposes.

A key feature is the large area of hard standing of around half an acre, part of which is covered. This gives generous room for vehicle parking, HGV and van movements, external storage, plant or materials. Yards of this size are increasingly hard to find, making the site particularly attractive to operators who need outside space as well as a building.

The premises are available from January 2027

Location

The property is situated on Royal Crescent Road in an established urban district of Southampton, close to the city's waterfront and a short distance from Ocean Village marina.

Southampton City Centre is within around a 10 minute walk, and Southampton Central Station (with direct services to London Waterloo) lies approximately 1.8 km to the north-west. Solent University is around 1 km away, with the University of Southampton's main campus approximately 4 km to the north.

The site is close to the waterfront and ferry terminals, giving easy access to the Isle of Wight and the wider Solent area, with good road links into the city centre and onwards to the motorway network.

The surrounding area is mixed in character, with modern residential and student accommodation, commercial offices and waterfront developments nearby. This central yet accessible position makes the premises well suited to a wide range of commercial and industrial tenants.

Accommodation

Office: 150 sq m (approx. 1,615 sq ft)

Warehouse / distribution / workshop: 600 sq m (approx. 6,458 sq ft)

Hard standing (part covered): 2,000 sq m (approx. 21,528 sq ft / 0.49 acre)

Total building areas: 750 sq m (approx. 8,073 sq ft)



Terms

All offers are being considered for both long and short term lets for all or part
Guide rent £100,000 pa + (VAT is not payable on the rent)

Viewings

Contact sole agents Christopher St James 020 8545 0591

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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