



Former ATS Centre

Unit 2 Dutton Lane, Bishopstoke Road, Eastleigh, SO50 6AA

Rare Freehold Industrial Unit For Sale with Vacant Possession

4,724 sq ft
(438.87 sq m)

- Good Roadside Frontage
- Vacant Possession
- 0.42 Acre Site Area
- OIEO £600,000 excl, VAT invited on an unconditional basis

Summary

Available Size	4,724 sq ft
Price	Offers in excess of £600,000
Rates Payable	£23,040 per annum Current 2026/2027 Rates List
Rateable Value	£48,000
EPC Rating	Upon enquiry

Description

The property comprises a single-storey workshop unit constructed around a steel portal frame with blockwork elevations. The accommodation includes a reception area, three workshop bays with an eaves height of approximately 5.8m, a two-storey tyre store, ancillary storage accommodation, staff and customer WC facilities, and kitchenette provisions.

Externally, the property benefits from parking for approximately 15 vehicles to the front and side elevations. It is understood that the existing cladding may conceal corrugated asbestos sheeting.

Location

The property is prominently located on the corner of Bishopstoke Road and Dutton Lane approximately 0.25 of a mile east of Eastleigh town centre and 0.5 of a mile south east of Southampton airport station and train terminal, in an area of mixed commercial and residential uses.

Accommodation

The accommodation comprises the following areas with a mezzanine of 922 sq ft:

Name	sq ft	sq m
Ground - Workshop/Store	3,879	360.37
Ground - Office/Staff	405	37.63
Ground - Reception/WCs	440	40.88
Total	4,724	438.88

Terms

Offers in excess of £600,000 exclusive of VAT are invited for the freehold interest with vacant possession.

Legal Costs

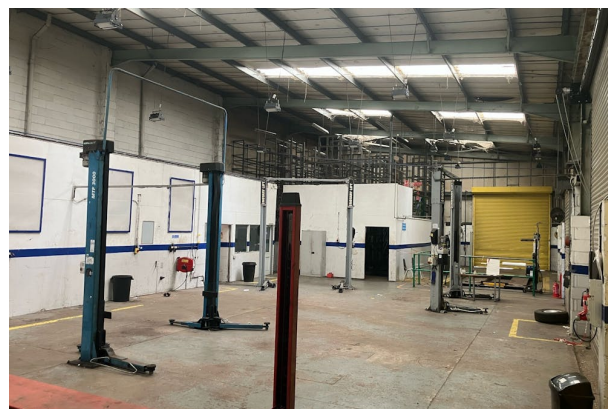
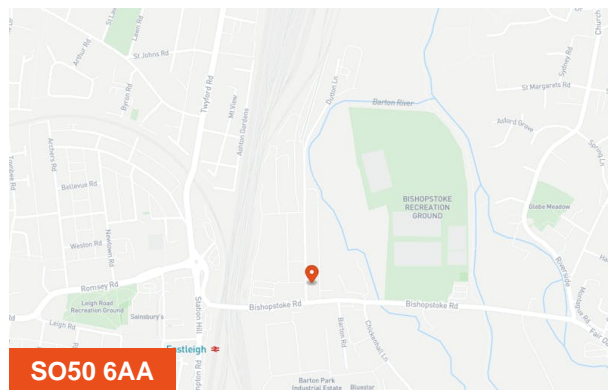
Each party to bear their own legal costs incurred in the transaction.

Tenure

The property is available freehold with vacant possession.

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.



Viewing & Further Information

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CASTLEIGH

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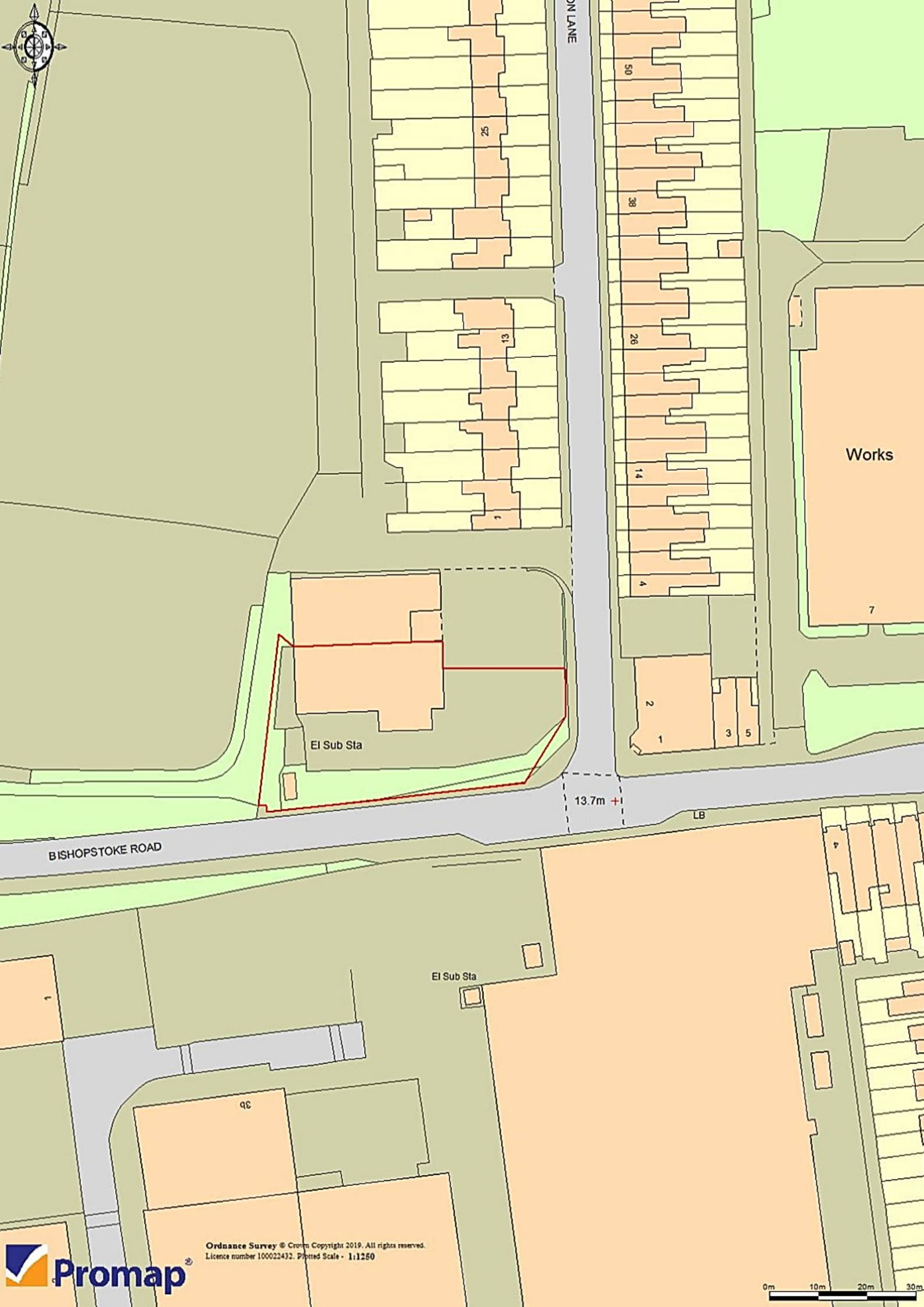
Barton Park Industrial Estate

Factory

Tower Lane Industrial Estate

Factory





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50

38

26

14

4

2

1

3

5

Works

7

EI Sub Sta

13.7m +

LB

BISHOPSTOKE ROAD

EI Sub Sta

QC

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