



Marketing Report

Sultan Road

Emsworth, Hampshire, PO10 7PP

Report date: 6 May 2015



Marketing Report

Sultan Road
Emsworth, Hampshire, PO10 7PP
Report date: 6 May 2015

Prepared for:

M&J Budd Construction
8 Staple Close
Waterlooville
Hampshire
PO7 6AH

Prepared by:

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1 PURPOSE OF REPORT

- 1.1. Vail Williams have been appointed as marketing agents to act on behalf of M J Budd to market the premises known as the former Tealwood Premises, Sultan Road, Emsworth.
- 1.2. This marketing report provides evidence of our marketing activities undertaken during a 6 month marketing period. The focus of our activities has been to identify an industrial user who would be able to utilise the property with the benefit of the current planning consent.
- 1.3. This report demonstrates the level of enquiries received for employment use, feedback from occupiers and evidence of our marketing activities to date and the enquiries received.

2 BACKGROUND

- 2.1. These premises were occupied by Tealwood for over 25 years, but having outgrown them they have relocated to The Meadows in Waterlooville. This will allow them to continue business growth, and occupy a building that is situated in a business/industrial location which responds to their specific needs as the business has grown and evolved since it was established.
- 2.2. Vail Williams are representing the applicant and marketing commenced in November 2014.

3 LOCATION & DESCRIPTION

- 3.1. The site is located within Emsworth town centre and spans a piece of land between Sultan Road and Seagull Lane, in an area that is densely populated with mainly Victorian terraced houses.
- 3.2. The general area is formed with a typical mix of residential, commercial and industrial uses, however the predominant use is residential. The site is located within easy walking distance of shops, facilities, and public transport routes including Emsworth mainline railway station.
- 3.3. **The Property**
 - 3.3.1. The subject property has two distinct adjoining areas; the first is a building fronting onto Sultan Road, which is a 2-storey structure with ground floor reception and first floor cellular offices. There are two garage doors providing access straight onto the pavement. The second area is to the rear, which is a low height single storey workshop with profiled asbestos roof sheeting. There is access onto Seagull Lane, and there is a small area for loading and car parking.
 - 3.3.2. The property was occupied by Tealwood for many years, and has been maintained to ensure a safe working environment and water tight. However, the building is not in a marketable condition and it would be necessary to undertake a significant amount of work to put it into a condition ready for marketing.
 - 3.3.3. In our opinion, due to the type, location and configuration of the building it is not viable to undertake works to the building and to put it into a marketable condition.
- 3.4. **Access**
 - 3.4.1. There are Victorian terraced houses surrounding the building. Access to the site by large vehicles and articulated trucks will not be possible as the roads to the front and rear of the building have no through access. It would be necessary for large vehicles to back reverse onto the busy North Street, which would cause significant traffic congestion at any time of the day.

3.5. **User**

- 3.5.1. Due to poor access ability and lack of height in the workshop to allow sufficient storage and racking the building will not suit a logistics or storage operator. A manufacturing operator will almost inevitably interfere with the quiet enjoyment of neighbouring residential occupiers.
- 3.5.2. Businesses will not be interested in committing to purchasing or leasing a property if there is a risk of conflict with the local residents. This would be considered as an unnecessary interruption and diversion from the focus of running their business.
- 3.5.3. The building is not energy efficient and it is likely the property would need to be refurbished by a new commercial occupier to reduce energy costs and maintain a comfortable working environment.
- 3.5.4. Considering the other issues with the building in terms of location, access and building height, it will not be financially viable to undertake such works

4 **ALTERNATIVE ESTATES**

- 4.1. There is approximately 750,000 sq ft of industrial space available (source: Co-Star) within the general Havant Borough Council boundaries. The majority of the space comprises traditional portal framed buildings with dedicated parking and loading doors, to allow vehicle access into the building.
- 4.2. Industrial estates such as Clovelly Business Park in Southbourne, Highgrove Industrial Estate and industrial space at The Tanneries, all provide affordable industrial and warehouse space, which are clearly are a much better, viable alternatives in the market for any occupier. These estates are in established business locations, not in residential areas.

5 **MARKETING INITIATIVES**

- 5.1. Upon commencement of our instruction, Vail Williams undertook marketing as follows:-

5.2. **Marketing Particulars**

- 5.2.1. I enclose a set of marketing particulars in Appendix 1, which include details of the property, an image, location plan and brief description. The formatting and layout of these details is in line with Vail Williams' standard style of particulars.

5.3. **Marketing Board**

- 5.3.1. A marketing board was erected on the building on 6th November 2014, on the main elevation fronting Sultan Road. In Appendix 2 is an image of the marketing board.

5.4. **Advertising**

- 5.4.1. An advertisement has been placed in the classified column in the Commercial Property section of The Portsmouth News to appear in the January, February, March, April, May and June 2015 editions. We enclose an extract of the advertisement in Appendix 3.

5.5. **Mailing**

- 5.5.1. The property has been fully exposed to the market by way of mailing to agents and all general and specific applicants. E-mailer to local agents and general and specific applicants were undertaken in February and April 2015.

5.6. Internet Advertising

5.6.1. The property has been advertised on the following websites:-

- Vail Williams
- EG Property Link
- Invest-in-Portsmouth
- Invest-in-Hampshire
- Focus
- EACH
- Zoopla
- Movehut

5.6.2. In Appendix 4 we have provided screen shots of this property on various websites.

6 MARKET COMMENTARY

- 6.1. We are now emerging from recession and as a consequence there has been an improvement in take-up in the industrial property sector. However, the majority of take-up has been in the logistics and storage sector, who would ordinarily occupy high bay warehouses with sufficient loading and turning facilities for HGVs and large vehicles.
- 6.2. As demand increases, supply will continue to reduce until such time that investors and developers have the confidence to embark on new, speculative developments. Whilst there are some new speculative developments taking place around the country, there are only a handful of speculative development schemes in the M27/A27 corridor. Although demand is strong, it is most likely the application site would be rejected by occupiers who would favour the available estates in recognised business locations.

7 INTEREST

- 7.1. We have detailed in Appendix 6 an enquiry schedule providing details of the interest and enquiries received during the 6 month marketing period up to 6th May 2015. You will see that the majority of these enquiries are developers and investors who have identified the potential re-use of the building for residential. However, there are a small number of commercial occupiers who have considered the building, who have decided not to take the matter any further, or have visited the property and decided that it does not suit their specific needs.
- 7.2. As anticipated, we received these enquiries from occupiers who were looking to purchase the freehold interest, as it is difficult to identify commercial properties for sale in the present market. However, when the practicalities of occupying the building in terms of access, loading/unloading, staff car parking and conflicts with residents were investigated, the buildings were dismissed from their search.

8 SUMMARY

- 8.1. The modern commercial occupier will want to occupy a traditional industrial building in an established business location; not a building located in a compact residential area with limited parking and loading. Whilst there is strong demand for industrial space in the region, the subject property does not suit modern business needs and will not be of interest to any commercial occupier looking to establish their business with a plan for growth.
- 8.2. It is on this basis that an alternative use has been sought for the site.

9 RECOMMENDATIONS

- 9.1. Our marketing campaign has clearly shown the lack of interest from commercial occupiers, mainly due to the physical constraints of the building and its condition, which draws us to the conclusion that the property does not suit the needs of a modern commercial occupier.
- 9.2. The enquiry schedule in Appendix 6 also demonstrates that there is an equal amount of enquiries from investors and developers who, without prompting, have identified the site for a potential alternative use, and we believe that our marketing activity over the last 6 months clearly demonstrates that this property is no longer fit for purpose as a commercial building and the best re-use to secure the future of this building is the conversion to residential accommodation.

Description		Address
Surveyor	Philip Holmes	Vail Williams 1000 Lakeside North Harbour Western Road Portsmouth PO6 3EN Tel: +44 (0)23 9220 3200
Signature		
Contact Number	023 9220 3232	
Email	pholmes@vailwilliams.com	
Date	6 th May 2015	

Legal statement

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702).

Registered office: 540 Thames Valley Park, Reading, Berkshire RG6 1RA.

Any reference to a Partner means a Member of Vail Williams LLP or an employee or consultant with equivalent standing and qualifications.

A full list of Members is open for inspection at the registered office.

Regulated by RICS

APPENDIX 1

Marketing particulars

FORMER TEALWOOD PREMISES,
SULTAN ROAD, **EMSWORTH**, PO10 7PP



INDUSTRIAL PREMISES FOR SALE



4,600 sq.ft (427 sq.m) Gross Internal Area

KEY FEATURES

- First floor offices
- Ground floor reception
- Parking / loading area

FORMER TEALWOOD PREMISES, SULTAN ROAD, **EMSWORTH**, PO10 7PP



LOCATION

The premises are located in a town centre position in a mainly residential area, close to the junction of Sultan Road and the B2148 North Street, which provides access to the A259.

Emsworth mainline railway station is a short distance from the unit.

DESCRIPTION

A two-storey building with first floor office accommodation and ground floor workshop space.

To the rear there is a single storey portal frame structure previously used for industrial purposes, which can either be accessed from Seagull Lane to the rear, or via two loading doors fronting Sultan Road.

FORMER TEALWOOD PREMISES, SULTAN ROAD, **EMSWORTH**, PO10 7PP



SCHEDULE OF AREAS

Description	ft ²	m ²
Ground Floor Workshop	3,772	350.45
First Floor Offices	828	77
Total Approx. GIA	4,600	427

SPECIFICATION

- First floor offices with WC facilities
- Car parking and loading access to the rear (Seagull Lane)
- 2 no. 'up and over' garage doors providing vehicular access off Sultan Road
- Ground floor reception

TENURE

The freehold interest is available for sale.

PRICE

On application.

EPC

Energy Performance Rating: E:124.
Reference Number: 9127-3049-0950-0000-5891.

BUSINESS RATES

We are advised by an on line enquiry on 28th February 2013 via www.voa.gov.uk that the property has a rateable value of £13,250. However, we would advise an interested party to confirm the accuracy of this information direct.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

FORMER TEALWOOD PREMISES, SULTAN ROAD, **EMSWORTH**, PO10 7PP



VIEWING

Strictly by appointment through the sole agents below.

CONTACTS

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Email: lchannon@vailwilliams.com

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Misrepresentation Act 1967 – Vail Williams for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Vail Williams has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

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Our Services: Acquisition & Disposal, Building Consultancy, Corporate Real Estate, Development Consultancy, Investment and Funding, Leasing Advisory, LPA Receivership, Planning Consultancy, Property Asset Management, Rating, Valuation

November 2014

APPENDIX 2

Marketing board



APPENDIX 3

Advertisement in The Portsmouth News

PROPERTY

PUBLIC NOTICES

ACCOMMODATION

I will buy or rent
Your House
Any Price • Any Area
Any Condition • Fast with No Fees
CALL 023 9298 5670
for a no obligation chat today

ACCOMMODATION

SOUTH SEA FLATLET 1 bedroom, semi furnished, 2 rooms, in quiet house near bus route. Suit single working person £435 pcm Phone David 07890 661628

COPNOR Rooms from £75. All bills included Working professionals OVER 25'S ONLY Tel: 07907869749 02392 611948

SOUTHSEA Single bed-sit, own cooking facilities etc, newly refurbished, suit working person 07791 189202

SOUTHSEA Bedsit, excellent condition with own cooking facilities. Mature person. No DSS. 07973220000

NORTH END luxury rooms available, all bills included. Working refs. £80 pw. 02392 420634/ 07898 116596

SOUTHSEA Single/double rooms, flatlets, bed-sits available. DSS welcome. (023) 9281 2538.

DOUBLE rooms FROM Waterlooville £75 07833 688125

HOUSES TO LET

STAMSHAW 3-bed house clean and tidy £775 p.c.m. £775 deposit, available now 07796 695246.

INDUSTRIAL & COMMERCIAL PROPERTY TO LET

WAREHOUSE & OFFICE PORTSMOUTH Claybank Road TO LET. Warehouse 168sqm. From £1650 NO VAT. Office 72 sqm Free wi-fi, parking, security, Alex 07810 01669

OFFICE AND WORKSHOP UNITS TO LET. from 350 to 1200sq ft. Marina location, Gosport. (Short to long term). From £70 p.w 07801 430581 01483 511007

INDUSTRIAL & COMMERCIAL PROPERTY

INDUSTRIAL BUILDING FOR SALE

Sultan Road Emsworth 4,600 sq.ft.

- Ground floor workshop
- First floor offices
- Parking/loading area

Contact
023 9220 3232
pholmes@vailwilliams.com

SHARED ACCOMMODATION

NORTH END/SOUTHSEA rooms to rent in shared house, £75 pw includes all bills, working person only. T. 07788 418258 or 02392 660523

PROPERTY WANTED

WE WILL BUY YOUR HOUSE
in 7 days and you could get up to
£10,000 CASH ADVANCE!

- Up to £10,000 CASH upfront
- Top prices paid
- All fees paid
- Complete in 7 Days

Call us **FREE** today on
0808 131 6992

The Hall, Lairgate
Beverley HU17 8HL

bookerandstone.co.uk

Selling Your Home Is Easier Than You Think

CONDITIONS OF ACCEPTANCE FOR ADVERTISEMENTS AND ANNOUNCEMENTS

Orders for insertion of advertisements in any titles or websites published by Portsmouth Publishing and Printing Limited ("the publisher") from advertisers or advertising agencies ("the customer") are accepted subject to the following conditions:

1. The placing of an order constitutes a warranty from the customer to the publisher:

(i) That the advertisement is legal, decent, honest and truthful, complying with the British Codes of Advertising and Sales Promotion, with any relevant codes of practice and with the requirements of current legislation; and

(ii) That the advertisement is not defamatory and does not infringe the copyright moral rights or any other rights of any third party.

2. Advertisements appearing on the publisher's websites may contain only hyperlinks or metatags linking to the customer's own website.

3. The customer agrees to indemnify the publisher in respect of all costs, claims, damages, or other charges arising directly or indirectly as a result of the publication of the advertisement(s).

4. Whilst every endeavour will be made to meet the wishes of the customer, the publisher does not guarantee the publication of any particular advertisement or its publication on any particular date.

5. (i) In the event of any error, misprint or omission in the publication of an advertisement or part of an advertisement (however caused) the publisher will either re-publish the advertisement or relevant part of the advertisement as the case may be or make a reasonable refund of or adjustment to the cost, except that no re-publication, refund or adjustment will be made where the error, misprint or omission does not materially detract from the advertisement.

(ii) In no circumstances shall the total liability of the publisher for any error, misprint or omission exceed (a) the amount of a full refund of any price paid to the publisher for the advertisement in connection with which liability arose or (b) the cost of a further or corrective advertisement of a type and standard reasonably comparable to that in connection with which liability arose.

(iii) It is the responsibility of the customer to check the first appearance in any series of advertisements and notify the publisher immediately of any errors. The publisher assumes no responsibility for the repetition of errors unless notified by the customer.

(iv) Save as set out above, the publisher accepts no liability in respect of any loss or damage occasioned directly or indirectly as a result of publication of any advertisement or any loss or damage occasioned directly or indirectly by any total or partial failure (however caused) of publication of any advertisement or of any title or website in which any advertisement is scheduled to appear.

6. Every endeavour will be made to forward replies to box numbers to the customer as soon as possible after receipt by the publisher, but the publisher accepts no liability in respect of any loss of damage alleged to have arisen through delay in forwarding or omitting to forward such replies (however caused). The customer authorises the publisher to return to its originator any communication which, in the opinion of the publisher, should not be delivered to the customer.

7. The publisher reserves the right to:

(i) Refuse any advertisement or if already accepted to cancel an order at any time by giving reasonable notice before the next insertion. Receipt of an order or copy for an advertisement at any of the publisher's offices is not to be deemed acceptance of that order.

(ii) Require any alteration it considers necessary or desirable in any advertisement.

8. An advertising agency may cancel any unexpired part of an order without penalty in the event of the death or failure of its client.

9. The copyright for all purposes in all artwork, copy and other material which the publisher or his employees have originated, contributed to or reworked shall vest in the publisher.

10. (i) The placing of an order by a customer on behalf of a client, constitutes an assurance that all necessary authority and consents have been secured in respect of the use in the advertisement(s) (a) of pictorial or other representations of (or purporting to be of) living persons, and of references to any words attributed to living persons and (b) any material the copyright in which vests in a third party.

(ii) With the exception of advertising agencies, advertising space is sold to customers for their advertisements only.

11. Any material submitted by the customer is held by the publisher at the customer's risk and should be insured by the customer against loss or damage from whatever cause. The publisher reserves the right to destroy without notice all such property after the date of its last appearance in an advertisement unless the customer has given instructions to the contrary.

12. The publisher reserves the right to require four clear days' notice of cancellation of any order or unexpired part of an order, or in the case of an advertisement which by reason of its position is chargeable at a premium rate not less than twenty-eight clear days' notice before the insertion or the next insertion, on payment of the difference (if any) between the rates for the series specified in the order and the usual price for the series of insertions which has appeared when the order is stopped.

13. Unless credit terms have been agreed, payment must be received with order.

(i) The existence of a query on any individual item in an account shall not affect the due date of payment of the balance of the account.

(ii) Queries should be referred to the publisher by the due date for payment or full payment will be due.

(iii) The publisher reserves the right to withdraw credit facilities should payment not be received in accordance with agreed terms.

14. The publisher reserves the right to disclose the name and address of customers to the police, trading standards officials, or any other relevant authority and, where the publisher in its sole discretion deems it reasonable, to other third parties.

15. Advertising orders are issued by an advertising agency as a principle and must be on the agency's official form. When copy instructions not constituting an official order are issues, they shall be clearly marked "Copy instruction - not an order".

16. The placing of an order for the insertion of an advertisement shall amount to an acceptance of the above conditions, and any conditions stipulated on a customer's order form or elsewhere by a customer shall be void insofar as they are in conflict with them.

17. All agreed advertisement sizes are approximate. The customer accepts that advertisements may be reduced or enlarged as a consequence of the printing process. Such amendments shall not be construed as an error.

18. These terms and conditions shall be governed by and construed in accordance with the laws of England and Wales.

THE ELECTRICITY ACT 1989 THE ELECTRICITY WORKS (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 2000 (AS AMENDED) ELECTRICITY (OFFSHORE GENERATING STATIONS) (APPLICATIONS FOR CONSENT) REGULATIONS 2006 MARINE AND COASTAL ACCESS ACT 2009 THE MARINE WORKS (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2007 (AS AMENDED)

APPLICATION TO CONSTRUCT, OPERATE AND MANAGE THE PERPETUUS TIDAL ENERGY CENTRE (PTEC) – A 30MW TIDAL ENERGY DEMONSTRATION FACILITY, 2.5km SOUTH OF ST CATHERINE'S POINT, WITHIN ST CATHERINE'S DEEP, ISLE OF WIGHT

Notice is hereby given that Perpetuus Tidal Energy Centre Limited (company number 08464885), of 5 Fleet Place, London, EC4M 7RD, has applied to the Marine Management Organisation (MMO) under Section 36 of the Electricity Act 1989, and Section 66 of Marine and Coastal Access Act 2009, Part 4, for a Section 36 consent, and a marine licence to undertake installation, operation, maintenance and repowering of tidal devices and associated infrastructure, 2.5km south of St Catherine's Point, within St Catherine's Deep, Isle of Wight, as follows:

PTEC development site co-ordinates (WGS84)

Latitude	Longitude
50.546199	-1.320070
50.555301	-1.279539
50.554401	-1.269209
50.561599	-1.239809
50.557201	-1.237499
50.540901	-1.293529
50.539798	-1.316210

PTEC subsea cable corridor co-ordinates (WGS84)

Latitude	Longitude
50.560587	-1.243973
50.561599	-1.239809
50.557201	-1.237499
50.569541	-1.240560
50.568929	-1.235390
50.581322	-1.221089
50.580294	-1.216582
50.589252	-1.220814
50.590914	-1.216307

An environmental statement has been prepared for this project in accordance with the Electricity Works (Environmental Impact Assessment) Regulations 2000 (as amended) and the Marine Works (Environmental Impact Assessment) Regulations 2007 (as amended).

Plans showing the position of the works may be inspected, during office hours, at the offices of the Isle of Wight Council, Planning Services, Seaclose Offices, Fairlee Road, Newport, Isle of Wight, PO30 2QS. The application is also available on the MMO's public register at:
https://marinelicensing.marinemangement.org.uk/mmo/fox/live/MMO_PUBLIC_REGISTER

Alternatively, a copy of the environmental statement can be purchased from Perpetuus Tidal Energy Centre Limited via <http://perpetuustidal.com> either on CD for a charge of £30+VAT, or in hard copy format for a charge of £750+VAT. Further information about the project can also be found on <http://perpetuustidal.com>.

Representations or objections in respect of the applications and environmental statement should be made in writing, giving an address to which correspondence relating to the representation or objection may be sent to the Marine Management Organisation, Marine Development, Lancaster House, Hampshire Court, Newcastle upon Tyne, NE4 7YH, or alternatively emailed to* marine.consents@marinemangement.org.uk within **42 days** of the date of the first notice (08/01/2015) quoting reference MLA/2014/00563.

The MMO will pass to the applicant a copy of any objection or representation we receive.

At the end of the consultation period, copies of the responses we receive may be made publicly available. The information they contain may be also be published in a summary of responses (if applicable). You should be aware that there may be circumstances in which the MMO will be required to communicate information to third parties on request, in order to comply with obligations under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004.

Following receipt of all views and representations the MMO will either grant or refuse consent for the proposal (with or without conditions). This may involve holding a public inquiry first, depending on whether there is a statutory objection from the relevant planning authority, or the MMO decides to exercise its discretion to call a public inquiry in the light of objection by other persons.

*If representations are provided by e-mail and an undeliverable message is received, please post representations to the above address.

POSOL Residents Management Company Limited

c/o Countrywide, 2 The Gardens, Office Village, Fareham PO16 8SS

INVITATION TO TENDER ESTATE GARDEN MAINTENANCE PORT SOLENT ESTATE, PORTSMOUTH

For further details or to request the tender documents please contact Countrywide via email on

posol@countrywide.co.uk
Tender Closes: 5pm on 14th Feb 2015

LOST

FOUND short haired grey female cat with white chest and paws in Rotheray Road, Gosport since mid December, no chip or collar. Call Cats Protection 07720 876211.

FOUND black and White neutered male cat, in Avery Lane, Gosport since August, no chip or collar. Call Cats Protection 07720 876211.

FOUND female short haired tortoiseshell cat, in Lanyard Drive, Gosport since summer, no chip or collar. Call Cats Protection 07720 876211.

Why you should read these...

Public and Legal notices could affect you in many ways. These notices inform the public of planning act notices from roads to buildings as well as licensing act notices, insolvency acts, notices to creditors, missing beneficiaries etc.

Take notice

You should always take note of a public notice. It is a legal notice to inform the public of a change that could affect them short term or on a permanent basis. It could be anything from a change to a building to the erection of a building. It could be notice of insolvency of a company you have dealings with or the closure of a footpath you regularly use.

TAKE NOTE OF PUBLIC NOTICES

APPENDIX 4

Website advertising



PO10 Emsworth Sultan Road

Light Industrial, Business Unit

[edit types](#)

[Sultan Road](#)

[Emsworth](#)

[PO10 122](#)

[edit address](#)

4,600 sq ft

[edit size](#)

PHold

[edit tenure](#)

First floor offices

Ground floor reception

Parking/loading area

[edit amenities](#)

571787 AVAILABLE

Vail Williams

023 9220 3200

Philip Holmes

023 9220 3232

07733 124 436

Leanne Channon

023 9220 3202

[edit agents](#)

The premises are located in a town centre position in a mainly residential area, close to the junction of Sultan Road and the B2148 North Street, which provides access to the A259. Emsworth mainline railway station is a short distance from the unit.

[edit location](#)

A two-storey building with first floor office accommodation and ground floor workshop space. To the rear there is a single storey portal frame structure previously used for industrial purposes, which can either be accessed from Seagull Lane to the rear, or via two loading doors fronting Sultan Road.

[edit description](#)

10 Apr 09:11 confirmed AVAILABLE [more](#)

10 Apr 08:23 confirmed AVAILABLE [more](#)

05 Feb 14:41 changed UNADVERTISED to AVAILABLE [more](#)

1 more

UPLOAD PDFs and images

[add url attachment](#)

Detail

05 Feb 2015

988 KB

[Back to search results](#)

Sultan Road, , Emsworth, Hampshire






[View slide show of images](#)

Document 1

Property type	Industrial Park, Industrial
Tenure	For Sale Freehold
Size	4600.04 Sq Ft
Price	POA

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Sultan Road

[Save](#)

Tweet

[Share](#)

Sultan Road, Emsworth



Type: Industrial / Warehouse
Size: 4,600 sq ft
For: Purchase



Click here to view EPC

Industrial premises for sale in Emsworth

The premises are located in a town centre position in a mainly residential area, close to the junction of Sultan Road and the B2148 North Street, which provides access to the A259. Emsworth mainline railway station is a short distance from the unit.

A two-storey building with first floor office accommodation and ground floor workshop space. To the rear there is a single storey portal frame structure previously used for industrial purposes, which can either be accessed from Seagull Lane to the rear, or via two loading doors fronting Sultan Road.

The freehold interest is available for sale.

Amenities

- First floor offices
- Ground floor reception
- Parking / loading area

[Download Details](#)

Former Tealwood Premises, Sultan Road, Emsworth, PO10 7PP

427 sq m - 427 sq m (approx 4,595 sq ft - 4,595 sq ft) Industrial premises for sale



Location

The premises are located in a town centre position in a mainly residential area, close to the junction of Sultan Road and the B2148 North Street, which provides access to the A259. Emsworth mainline railway station is a short distance from the unit.

About this Property

A two-storey building with first floor office accommodation and ground floor workshop space. To the rear there is a single storey portal frame structure previously used for industrial purposes, which can either be accessed from Seagull Lane to the rear, or via two loading doors fronting Sultan Road.

Rent and terms

Price on application. The freehold interest is available for sale.

Rateable value

£13,250

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Industrial - Sultan Road, Emsworth, Hampshire -

Buy: POA

Size: 4596 sq ft

427 sqm

The former Tealwood premises at Sultan Road, Emsworth, is a two-storey building with first floor off...



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Sultan Road, Emsworth, PO10 7PP

Industrial Park, Industrial

4600.04 Sq Ft

FOR SALE POA

4,600 SqFt (427 SqM) The former Tealwood premises at Sultan Road, Emsworth, is a two-storey building with first floor office...



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APPENDIX 5

Enquiry schedule

Enquiry	Requirement	Comments/Feedback
Mr Ware	For the storage of classic cars. Looking to purchase a lock-up garage to store 6-10 vehicles for about £150,000	The property would be too large and expensive for his needs and did not require offices.
Simon Gubbins Robison & Co	Response to a general requirement, rather than specific for the building	We believe the enquiry was for a residential conversion. No further interest.
Roger Adams Park-Life Parts	Wholesaler of Cycle components and accessories. 3,000 sq ft to 5,000 sq ft	Follow up e mails sent but no response so assume no further interest.
Leo Adler Global by Nature	Looking for a warehouse of between 4,000sq ft to 10,000 sq ft	Discounted when he saw the details and the site restrictions as they require access and storage for 40ft sea containers.
Ms Anita Bell	Enquiry from Zoopla. Space to rent for a small art studio.	Advised the property is only for sale, not to rent.
Mr Pearce	For purchase for his business	Occupies premises nearby but not in a financial position to purchase. No further feedback.
Garner Wood	Agent acting for clients who would be interested in a development for residential use	Advised not being marketed for residential use.
Medaxc	A small medical equipment distributor. Occupier registered on our database system looking to purchase.	No feedback following e mail correspondence. However, a distribution use in this location will struggle.
Southern Ridge	Locally based developer looking to purchase for residential development	Advised not being marketed for residential use.
Harnish Patel	Local agent interested in purchasing for residential development	Advised not being marketed for residential use.
Primmer Olds	Southampton based agent acting for client for alternative uses, presumed residential	Agent is aware the building is not being marketed for residential use.



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Making commercial sense of property

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