



**Vail  
Williams**

with you

## **MARKET REPORT**

**HCG PROPERTY SERVICES LTD**

**Property Address:**

**15 Nile Street  
Emsworth  
Hampshire  
PO10 7EF**

**Report Date:**

**12th September 2012**

|                          |                                               |
|--------------------------|-----------------------------------------------|
| <b>PROPERTY ADDRESS:</b> | 15 Nile Street, Emsworth, Hampshire, PO10 7EF |
| <b>REPORT DATE:</b>      | 12th September 2012                           |



## EXECUTIVE SUMMARY

- The current buildings are in a poor state of repair and beyond their economic life.
- Demolition and rebuilding is the only viable option.
- Demand from the commercial sector is now concentrated in out of town business locations.
- Supply of existing units in the market already totals 161,173 sq.ft.
- Experience from other similar sites confirms that marketing testing for lack of demand to be a pointless exercise.
- This independent report on the viability of the site for commercial uses in the current market is considered to be appropriate in lieu of marketing the property in accordance with the Core Strategy policies given its poor condition and constrained location.
- The report has demonstrated that the land / premises are not fit for commercial uses and that it is financially unviable for any appropriate employment use.
- To wait for the completion of the marketing period as per the Core Strategy policy would lead to the same conclusion and would result in the site lying vacant for longer, in contradiction with the policy framework in the NPPF.

## PURPOSE OF REPORT

This report in part has been compiled in light of Havant Borough Council's current Planning Policies that cover the suitability of the subject site for continued employment uses. We have dealt with the following points:-

- A summary of the local employment land/premises availability and demand.
- An assessment of the suitability and potential of the site for re-use or redevelopment for employment purposes.
- Comment on the property's current condition and the works required to bring the property to an appropriate standard
- A cost assessment of bringing the building back into usable repair
- Comment and opinion on the LPA's relevant policies
- Conclusions as to the viability of the building for the current use

## LOCATION AND DESCRIPTION

15 Nile Street is located a short distance from Emsworth town centre to the west of the High Street. The property comprises a two storey former Chapel building, previously used as a mix of workshops, storage, and offices.

## THE MARKET

The recession in the economy has had a severe impact on general activity in the South of England market since 2008 and the M27/A27 corridor has certainly not escaped this. The Greater Portsmouth market at the eastern end of the M27 corridor has fared slightly better than Southampton to the west and market activity illustrates this.

The economic outlook for 2012 and continuing into 2013 paints an uncertain picture. It is clear that many occupiers are reluctant to expand or take new premises, which has caused the market to stagnate. This lack of occupier demand, tenants continue to have the upper hand in negotiations and generous incentives in some sectors are required for any new leases. We do not anticipate supply increasing substantially from new units coming into the market, but it is evident that second hand buildings are likely to come into the market as businesses downsize will provide adequate business premises for occupiers seeking modern premises in the area.

The last 10 years has seen a significant change in the dynamic of the south coast's industrial and office market. The modern occupier is now seeking space well located in established industrial parks away from town and city centres and close to motorway links. Furthermore, modern industrial units with significant eaves heights are not conducive to town centre locations, further pushing the move to out of town locations. Despite the lack of any new development starting in recent years there is still a reasonable supply of small workshop type units in the local area. Attached as Appendix 1 is a copy of an availability schedule outlining office and workshop availability within the Emsworth, Southbourne, Westbourne, and Hambrook area. The schedule shows that there is approximately 161,173 sq.ft. of opportunities available to occupiers.

The Emsworth market is seen as a fringe location to the more established popular cities of Chichester and Portsmouth to the east and west. As a result, occupiers locating in and around the Emsworth area tend to be very local and in the main most businesses located in this area are there due to an historical reason or as a result of the owners living in the immediate local vicinity.

In particular it is worth noting that there are a number of industrial locations where good quality buildings are available. At 10 Palmers Road Industrial Estate, Emsworth, units from 1,955 sq.ft. are available. The landlords of this scheme are quoting rent of £5 per sq.ft. and the units offer modern warehouse premises with good loading and parking areas.

Secondly there are 3 refurbished units available at Clovelly Business Park, Southbourne. The landlord of this development has recently refurbished the units totaling 9,182 sq.ft. Each unit is available at a rent of approximately £6.50 per sq.ft. and offers high quality accommodation, again with dedicated loading and parking areas. Attached as Appendix 2 are copies of the details of these properties.

In addition to the supply of units readily available in the market there is also the development site known as the Interbridges site on North Street, Emsworth, totaling approximately 1.8 acres. This site is available for sale and has planning permission for development of approximately 17,560 sq.ft. in 15 small units. A copy of the details are attached at Appendix 2.

The supply and units mentioned above illustrates that there is a healthy number of opportunities available for businesses wishing to locate in and around the Emsworth area, offering the choice of new units at the Interbridges site, refurbished to an excellent standard at Clovelly Business Park, Southbourne, and unrefurbished units available at the Palmers Industrial Estate, all of which would be considered to be significantly superior to any proposed refurbishment of the subject building at Nile Street.

## SUMMARY OF THE CURRENT CONDITION

Our brief was to comment on whether the building is of a permanent construction and capable of re-use without substantial reconstruction or extensive alteration.

The building is of traditional construction and it is evident that the main roof timbers and roof coverings cannot be preserved in a conversion; renewal would be required to ensure a moisture resistant roof and to provide symmetry to the property.

The walls are in a poor condition both from an aesthetic and structural perspective. The bulging of the brickwork, poor re-pointing, moisture ingress, and poor condition of the Tyrollean finish informs our opinion that to attempt to conserve the walls would be economically unviable. In addition, careful consideration will need to be given to the foundations of the external walls which may need to be upgraded.

There is a ground bearing concrete floor slab however it is not level, below the external ground level on the north elevation, due to the age of the building we presume that there is no damp proof membrane (dpm) or insulation. Anticipating foundation strengthening and the lack of a dpm and insulation it is our opinion that the floor slab will have to be removed to allow the building to be upgraded to an acceptable modern standard.

It is clear that any refurbishment of the existing building would be a substantial project, as much of the building would have to be removed to allow the current building standards to be met. The cost of a refurbishment to the existing building could be said to be in the order of £1,200 - £1,500m<sup>2</sup> dependent on the level of specification. Based on the existing gross internal floor area (GIFA) the total cost of refurbishment would be £415-£519,000. It is our opinion that this level of expenditure is not viable and that the existing building on the site should be demolished to permit a more viable alternative to refurbishing the existing.

Please find attached in Appendix 3 a full report supporting the above.

## MARKET VIABILITY OF SITE

As already mentioned earlier in this report, the subject premises are in substantial need of building works in order to modernize them and at the most basic level make them suitable/safe for occupation for a mixture of workshop, storage, and office areas. Should the building be returned to a business use, any prospective occupier would expect a minimum of works to have been dealt with.

An occupier would expect the building to be wind and water tight, free from damp and secure. At the minimum the building would require the installation of new WCs, power, and other services. The lighting and wiring of the building will inevitably require complete renewal. In terms of decoration, any prospective occupier is going to require a premises that befits a modern business, which would require complete redecoration and remedial works to any structural items.

The current configuration of the building provides no loading facility, no internal height due to its 2-storey nature for extensive storage, and importantly no loading area or parking, which would be required to suit a workshop/office use. The modern business now requires significant vehicular access in the forms of HGVs and Nile Street is not appropriate for this sort of access. All traditional industrial estates would offer parking and loading areas and this is a major deficiency of the subject building.

It is our opinion that the buildings do not suit modern business standards and that even with a campaign of renewal and refurbishment, the building would be unlikely to attract extensive interest in the market. To some extent to propose a potential market rent for the building would be slightly arbitrary as it is our belief that the buildings are unlettable due to the location and the style of the building not suiting modern purposes.

This is backed up by our experiences at 59-61 West Street, Havant, where we have been marketing the former Kier offices and Henry Jones Joinery building. Despite a marketing campaign that commenced in April 2011, no serious interest has been received in these 2 buildings with the former joinery building on that site suffering from many of the same problems as 15 Nile Street.

Further back up to the quality of the buildings is provided in the low ratable value for the property of £6100. Based on the valuation office floor areas this shows a devaluation of £1.63 per sq ft. Compared to a unit at say Palmers Industrial Estate where the units show a rate of £5 per sq ft.

In conclusion, the quality of both the internal and external accommodation of the building is very poor and even if substantial expenditure on works is carried out, the desire from the market place for this product would not be increased.

## COMMENT AND OPINION ON LPA'S RELEVANT POLICIES

The site is located within Havant Borough and therefore the planning policy framework is formed by the Havant Core Strategy and the National Planning Policy Framework (NPPF).

The site is located within the urban area as identified on the adopted Core Strategy Proposals Map. It is not an 'allocated' employment site, nor does it feature in the Council's Employment Land Review 2010/12.

The site is located in an area of predominantly residential uses, and its access is via a narrow gap in the buildings between the site and the neighbouring building, 9 Nile Street. Nile Street itself is a narrow street of varying widths from which access for commercial uses (particularly industrial) is problematic.

### National Planning Policy Framework (2012)

The NPPF sets out the overarching aim of achieving sustainable development, indeed there is a 'presumption in favour of sustainable development'. Furthermore, it states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

The NPPF also seeks to ensure the vitality and viability of town centres through the provision of a variety of uses, and the protection of the primary shopping areas.

### Havant Borough Core Strategy (2011)

Policy DM3 relates to the protection of employment sites. It states that the change of use or development of land or premises currently or last used for B use class employment purposes to non-B use class employment will only be permitted where it has been demonstrated that the land or premises are not fit for purpose and financially unviable for B use class purposes. Where it is clearly demonstrated that the site is no longer suitable for B use class employment, other types of economic development should be considered in the first instance. These uses will be expected to provide employment opportunities of similar quality and quantity as those which previously existed. Only if another type of economic development cannot be found which provides similar quality and quantity of employment opportunity, will other uses then be considered.

For employment sites this shall be demonstrated through an active and exhaustive marketing process covering at least 18 months for a major site and 12 months for all other sites. In all cases the marketing process requires as a minimum:

- i) Confirmation by the marketing agent on headed company paper that the premises were appropriately and extensively marketed for the required length of time as set out by the council.
- ii) Dated photographs of marketing board/s of an appropriate quality, size, scale, location and number, during this time, on the premises.
- iii) An enquiry log, how it was followed up and why it was unsuccessful.
- iv) A copy of all advertisements in the local press and trade journals (should be at least four weeks' worth of advertisements spread across a six month period).
- v) Evidence of marketing via the internet.

The site was recently purchased by its current owners, and to our knowledge, there was no viable interest from the market for the use of the site for commercial purposes. Attached as Appendix 4 are sales particulars relating to this property.

### Assessment

The site has been largely vacant for quite some time with only a small number of staff present for part of the week. The approach taken in the Havant Borough Core Strategy is to seek the marketing of employment sites for up to 18 months prior to allowing a change of use or redevelopment. From discussions with officers, this policy should be applied on a site by site basis, taking account the site's constraints, the quality of accommodation and the viability of the site for commercial uses.

The site is located within a residential area and therefore a commercial use, particularly industrial, is not appropriate. When this is taken into account along with the poor access and lack of parking / loading space it is clear that the site is not an appropriate location for commercial uses.

It is considered that taking into account the nature of the site, being outdated commercial stock (as detailed above) which is unviable for reuse for commercial purposes, its redevelopment would accord with the NPPF's aim to ensure the reuse of vacant commercial sites.

The site is located in a sustainable location, close to the centre of Emsworth so its redevelopment would accord with the key aim of the NPPF – to promote sustainable development. The site is not identified within the Employment Land Review and therefore has not been identified by the Council as a strategically important site. It is a local site that happens to have an historic commercial use rather than a commercial site in a location that the Council has highlighted for its potential for employment use.

It is clear from the above that the accommodation on site is sub-standard, and that it would not be viable to refurbish or redevelop the site for commercial uses as, in our opinion, there is no demand for such accommodation in the market (as has been borne out in other marketing exercises for similar sites that we have undertaken recently).

This report constitutes an independent view of market conditions at this time and therefore should be considered in lieu of the required marketing period. In accordance with policy DM3 above, it is considered that it has demonstrated that the land / premises are not fit for purpose and that it is financially unviable for B use class purposes. To wait for the completion of the marketing period as per the policy would lead to the same conclusion. This would mean that the site would lie vacant for even longer, and would be in contradiction with the policy framework in the NPPF.

## CONCLUSIONS

In conclusion we would draw out the salient points as follows:-

- The buildings in their current condition are not fit for modern business purposes.
- The expenditure required to bring them to a usable standard would be extensive and not justify the cost
- Whilst the LPA's relevant policy requires building to be continued for employment use, in this case the viability will not stack up.
- Due to the nature of the building it is our view that there is no merit in proceeding with a marketing campaign to prove lack of demand as the building is clearly now beyond its useful economic life.
- The building is no longer suitable for business use due to its location and proximity to the town centre

## VAIL WILLIAMS LLP

Vail Williams LLP, leading Real Estate advisers, provide acquisition, disposal, management and consultancy services to corporate, landlords, tenants, owner occupiers, public sector clients, developers and investors, nationwide. Vail Williams Business Space advises clients on a range of acquisitions and disposals throughout the Solent region. Vail Williams Planning advises a wide range of clients on the full range of planning requirements. Operating from the majority of our offices, including Southampton and Portsmouth, Vail Williams Planning has significant experience in achieving planning permissions across a range of uses in the local area including Havant Borough.

## ROSS MOYLER BSc (Hons) MRICS

Head of Business Space for the M27 Team and Partner in Charge of Portsmouth Office. Ross deals with acquisitions and disposal of our core traditional market of offices and industrial accommodation. In addition, Ross has extensive experience in dealing with development and is currently in the process of acquiring and disposing of a number of opportunities.

## DAVID RAMSAY MTCP (Hons) MRTPI

David has responsibility for providing a full range of planning and project management advice to both public and private sector clients with a south coast/Solent focus. This includes the undertaking of site appraisals, submission of planning applications, appeals and representations to Local Authorities to promote sites or client interest. David advises on a wide range of complex schemes during both pre-planning and planning application phases to ensure the most desirable outcome for clients.

## PAUL CHESNEY BSc (Hons) MRICS

Senior surveyor who deals with a full range of building surveying activities to both commercial (industrial/offices) and residential properties - including dilapidations; building surveys; building pathology; contract administration (refurbishment and new build of industrial properties); project management of residential development; Party Wall matters, project monitoring for banks; planned maintenance surveys.

| SIGNATURE      |                                                                                     | ADDRESS                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Surveyor       | Ross Moyler BSc (Hons) MRICS                                                        | Vail Williams LLP<br>1 The Quarterdeck<br>Port Solent<br>Portsmouth<br>Hampshire<br>PO6 4TP<br><br>Tel: 023 9220 3200<br>Fax: 023 9220 3210 |
| Signature      |  |                                                                                                                                             |
| Contact Number | 023 9220 3200                                                                       |                                                                                                                                             |
| Email          | <a href="mailto:rmoyler@vailwilliams.com">rmoyler@vailwilliams.com</a>              |                                                                                                                                             |
| Date           | 12th September 2012                                                                 |                                                                                                                                             |

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# **APPENDIX 1**

## ***Availability Schedule***

## AVAILABLE SPACE

| Address                                                                                                                                                | Floors & Charges                                                                                                                                                                                                                                    |                                   |  |  |  |  | Terms                                                                                                                                                                                                                                                                                                                                                                                        | Description/Amenities                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--|--|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Block C<br>Marshalls Yard<br>Broad Road<br>Hambrook<br>PO18 8RG<br>   | <b>Use Class:</b><br><b>Use:</b><br><b>Rent:</b>                                                                                                                                                                                                    | B1 Office/Business<br>N/A         |  |  |  |  | Freehold<br><br>The available space will comprises office space over three floors. For sale on either a freehold/long leasehold basis. Alternatively, to let on a traditional leasehold basis. Rent on application to agents. Freehold available for £150 per sq ft. Unit can be taken as a whole or broken down to smaller spaces. Contact agent for further details.<br>Vacant             | <ul style="list-style-type: none"> <li>Entire Building</li> </ul> <b>Grade:</b> New or Refurbished<br><b>Last Update:</b> 06/08/2012 |
|                                                                                                                                                        | <b>Sq Ft</b> <b>Sq M</b> <b>£psf</b> <b>£psm</b><br><br>Total Size    7,300    678    N/A    N/A    Avail<br><br><b>TOTAL</b> 7,300    678<br><br><b>Sale Price:</b> Not Quoting<br><b>Rates:</b> Not Quoting<br><b>Service Charge:</b> Not Quoting |                                   |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                      |
| Block A<br>Marshalls Yard<br>Broad Road<br>Hambrook<br>PO18 8RG<br>   | <b>Use Class:</b><br><b>Use:</b><br><b>Rent:</b>                                                                                                                                                                                                    | B1 Office/Business<br>N/A         |  |  |  |  | Freehold<br><br>The available space will comprises office space over three floors. For sale on either a freehold/long leasehold basis. Alternatively, to let on a traditional leasehold basis. Rent on application to agents. Freehold available for £150 per sq ft. Unit can be taken as a whole or broken down to smaller spaces. Contact agent for further details.<br>01/12/2012 Vacant  | <ul style="list-style-type: none"> <li>Entire Building</li> </ul> <b>Grade:</b> New or Refurbished<br><b>Last Update:</b> 06/08/2012 |
|                                                                                                                                                        | <b>Sq Ft</b> <b>Sq M</b> <b>£psf</b> <b>£psm</b><br><br>Total Size    5,942    552    N/A    N/A    Avail<br><br><b>TOTAL</b> 5,942    552<br><br><b>Sale Price:</b> Not Quoting<br><b>Rates:</b> Not Quoting<br><b>Service Charge:</b> Not Quoting |                                   |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                      |
| Block A<br>Marshalls Yard<br>Broad Road<br>Hambrook<br>PO18 8RG<br> | <b>Use Class:</b><br><b>Use:</b><br><b>Rent:</b>                                                                                                                                                                                                    | B1 Office/Business<br>Not Quoting |  |  |  |  | Leasehold<br><br>The available space will comprises office space over three floors. For sale on either a freehold/long leasehold basis. Alternatively, to let on a traditional leasehold basis. Rent on application to agents. Freehold available for £150 per sq ft. Unit can be taken as a whole or broken down to smaller spaces. Contact agent for further details.<br>01/12/2012 Vacant | <b>Grade:</b> New or Refurbished<br><b>Last Update:</b> 06/08/2012                                                                   |
|                                                                                                                                                        | <b>Sq Ft</b> <b>Sq M</b> <b>£psf</b> <b>£psm</b><br><br>Ground    5,942    552    NQ    NQ    Avail<br><br><b>TOTAL</b> 5,942    552<br><br><b>Rates:</b> Not Quoting<br><b>Service Charge:</b> Not Quoting                                         |                                   |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                      |

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <p>Block D<br/>Marshalls Yard<br/>Broad Road<br/>Hambrook<br/>PO18 8RG</p>    | <p><b>Use Class:</b><br/><b>Use:</b><br/><b>Rent:</b></p> <p>B1 Office/Business<br/>N/A</p> <p><b>Sq Ft    Sq M    £psf    £psm</b></p> <p>Total Size    2,383    221    N/A    N/A    Avail</p> <p><b>TOTAL</b>    <b>2,383    221</b></p> <p><b>Sale Price:</b><br/><b>Rates:</b><br/><b>Service Charge:</b></p> <p>Not Quoting<br/>Not Quoting<br/>Not Quoting</p> | <p>Freehold</p> <p>The available space will comprises office space over three floors. For sale on either a freehold/long leasehold basis. Alternatively, to let on a traditional leasehold basis. For sale on either a freehold/long leasehold basis. Alternatively, to let on a traditional leasehold basis. Rent on application to agents. Freehold available for £150 per sq ft. Unit can be taken as a whole or broken down to smaller spaces. Contact agent for further details.<br/>Vacant</p>      | <p>• Entire Building</p> <p><b>Grade:</b>    New or Refurbished</p> <p><b>Last Update:</b>    06/08/2012</p> |
| <p>Block C<br/>Marshalls Yard<br/>Broad Road<br/>Hambrook<br/>PO18 8RG</p>    | <p><b>Use Class:</b><br/><b>Use:</b><br/><b>Rent:</b></p> <p>B1 Office/Business<br/>Not Quoting</p> <p><b>Sq Ft    Sq M    £psf    £psm</b></p> <p>Ground    7,300    678    NQ    NQ    Avail</p> <p><b>TOTAL</b>    <b>7,300    678</b></p> <p><b>Rates:</b><br/><b>Service Charge:</b></p> <p>Not Quoting<br/>Not Quoting</p>                                      | <p>Leasehold</p> <p>The available space will comprises office space over three floors. For sale on either a freehold/long leasehold basis. Alternatively, to let on a traditional leasehold basis. Rent on application to agents. Freehold available for £150 per sq ft. Unit can be taken as a whole or broken down to smaller spaces. Contact agent for further details.<br/>Negotiable</p>                                                                                                             | <p><b>Grade:</b>    New or Refurbished</p> <p><b>Last Update:</b>    06/08/2012</p>                          |
| <p>Block D<br/>Marshalls Yard<br/>Broad Road<br/>Hambrook<br/>PO18 8RG</p>  | <p><b>Use Class:</b><br/><b>Use:</b><br/><b>Rent:</b></p> <p>B1 Office/Business<br/>Not Quoting</p> <p><b>Sq Ft    Sq M    £psf    £psm</b></p> <p>Ground    2,383    221    NQ    NQ    Avail</p> <p><b>TOTAL</b>    <b>2,383    221</b></p> <p><b>Rates:</b><br/><b>Service Charge:</b></p> <p>Not Quoting<br/>Not Quoting</p>                                      | <p>Leasehold</p> <p>The available space will comprises office space over three floors. For sale on either a freehold/long leasehold basis. Alternatively, to let on a traditional leasehold basis. For sale on either a freehold/long leasehold basis. Alternatively, to let on a traditional leasehold basis. Rent on application to agents. Freehold available for £150 per sq ft. Unit can be taken as a whole or broken down to smaller spaces. Contact agent for further details.<br/>Negotiable</p> | <p><b>Grade:</b>    New or Refurbished</p> <p><b>Last Update:</b>    06/08/2012</p>                          |

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Block B<br/>Marshalls Yard<br/>Broad Road<br/>Hambrook<br/>PO18 8RG</p>                  | <p><b>Use Class:</b><br/><b>Use:</b><br/><b>Rent:</b></p> <p>B1 Office/Business<br/>N/A</p> <p><b>Sq Ft   Sq M   £psf   £psm</b></p> <p>Total Size   5,942   552   N/A   N/A   Avail</p> <p><b>TOTAL</b>   <b>5,942   552</b></p> <p><b>Sale Price:</b><br/><b>Rates:</b><br/><b>Service Charge:</b></p> <p>Not Quoting<br/>Not Quoting<br/>Not Quoting</p> | <p>Freehold</p> <p>The available space will comprises office space over three floors. For sale on either a freehold/long leasehold basis. Alternatively, to let on a traditional leasehold basis. Rent on application to agents. Freehold available for £150 per sq ft. Unit can be taken as a whole or broken down to smaller spaces. Contact agent for further details.<br/>Vacant</p>      | <ul style="list-style-type: none"> <li>• Entire Building</li> </ul> <p><b>Grade:</b>   New or Refurbished</p> <p><b>Last Update:</b>   06/08/2012</p>                                                                |
| <p>Block B<br/>Marshalls Yard<br/>Broad Road<br/>Hambrook<br/>PO18 8RG</p>                  | <p><b>Use Class:</b><br/><b>Use:</b><br/><b>Rent:</b></p> <p>B1 Office/Business<br/>Not Quoting</p> <p><b>Sq Ft   Sq M   £psf   £psm</b></p> <p>Ground   5,942   552   NQ   NQ   Avail</p> <p><b>TOTAL</b>   <b>5,942   552</b></p> <p><b>Rates:</b><br/><b>Service Charge:</b></p> <p>Not Quoting<br/>Not Quoting</p>                                      | <p>Leasehold</p> <p>The available space will comprises office space over three floors. For sale on either a freehold/long leasehold basis. Alternatively, to let on a traditional leasehold basis. Rent on application to agents. Freehold available for £150 per sq ft. Unit can be taken as a whole or broken down to smaller spaces. Contact agent for further details.<br/>Negotiable</p> | <p><b>Grade:</b>   New or Refurbished</p> <p><b>Last Update:</b>   06/08/2012</p>                                                                                                                                    |
| <p>Units 5 Clovelly<br/>Business Park<br/>Clovelly Road<br/>Southbourne<br/>PO10 8PQ</p>   | <p><b>Use Class:</b><br/><b>Use:</b><br/><b>Rent:</b></p> <p>Warehousing<br/>£19,501 pa (approx £6.47 psf)</p> <p><b>Sq Ft   Sq M   £psf   £psm</b></p> <p>Unit/suite- 5, Ground   3,014   280   £6.47   £69.62   Avail</p> <p><b>TOTAL</b>   <b>3,014   280</b></p> <p><b>Rates:</b><br/><b>Service Charge:</b></p> <p>Not Quoting<br/>Not Quoting</p>     | <p>Leasehold</p> <p>The available space comprises ground floor industrial/warehouse accommodation totalling 3,014 sq ft. A new lease for a term to be agreed.<br/>Negotiable</p>                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>• 3 Phase Power</li> <li>• 3.000 metres Eaves Height</li> <li>• Secure Yard Area</li> </ul> <p><b>Grade:</b>   New or Refurbished</p> <p><b>Last Update:</b>   06/08/2012</p> |
| <p>Units 6 Clovelly<br/>Business Park<br/>Clovelly Road<br/>Southbourne<br/>PO10 8PQ</p>  | <p><b>Use Class:</b><br/><b>Use:</b><br/><b>Rent:</b></p> <p>Warehousing<br/>£18,889 pa (approx £6.50 psf)</p> <p><b>Sq Ft   Sq M   £psf   £psm</b></p> <p>Unit/suite- 6, Ground   2,906   270   £6.50   £69.94   Avail</p> <p><b>TOTAL</b>   <b>2,906   270</b></p> <p><b>Rates:</b><br/><b>Service Charge:</b></p> <p>Not Quoting<br/>Not Quoting</p>     | <p>Leasehold</p> <p>The available space comprises ground floor industrial/warehouse accommodation totalling 2,906 sq ft. A new lease for a term to be agreed.<br/>Negotiable</p>                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>• 3 Phase Power</li> <li>• 3 metres Eaves Height</li> <li>• Secure Yard Area</li> </ul> <p><b>Grade:</b>   New or Refurbished</p> <p><b>Last Update:</b>   06/08/2012</p>     |

| <div>Unit 7 Clovelly<br/>Business Park<br/>Clovelly Road<br/>Southbourne<br/>PO10 8PQ</div> <div></div>           | <div><div>Use Class:<br/>Use:<br/>Rent:</div><div>Warehousing<br/>£21,203 pa (approx £6.50 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Unit/suite- 7, Ground</td><td>3,262</td><td>303</td><td>£6.50</td><td>£69.94</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>3,262</b></td><td><b>303</b></td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates:<br/>Service Charge:</div><div>Not Quoting<br/>Not Quoting</div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            | Sq Ft  | Sq M    | £psf  | £psm |  | Unit/suite- 7, Ground | 3,262 | 303 | £6.50  | £69.94  | Avail | <b>TOTAL</b>   | <b>3,262</b> | <b>303</b> |        |         |       | <div>Leasehold</div> <div>The available space comprises industrial accommodation within unit 7. A new lease is available.<br/>Negotiable</div> | <div><ul style="list-style-type: none"><li>3 Phase Power</li><li>Roller Shutters</li></ul></div> <div><div>Grade:</div><div>New or Refurbished</div></div> <div><div>Last Update:</div><div>06/08/2012</div></div> |            |    |    |       |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                            |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |
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|                                                                                                                                                                                                    | Sq Ft                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Sq M       | £psf   | £psm    |       |      |  |                       |       |     |        |         |       |                |              |            |        |         |       |                                                                                                                                                |                                                                                                                                                                                                                    |            |    |    |       |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                            |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Unit/suite- 7, Ground                                                                                                                                                                              | 3,262                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 303        | £6.50  | £69.94  | Avail |      |  |                       |       |     |        |         |       |                |              |            |        |         |       |                                                                                                                                                |                                                                                                                                                                                                                    |            |    |    |       |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                            |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>TOTAL</b>                                                                                                                                                                                       | <b>3,262</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>303</b> |        |         |       |      |  |                       |       |     |        |         |       |                |              |            |        |         |       |                                                                                                                                                |                                                                                                                                                                                                                    |            |    |    |       |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                            |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <div>Nutbourne<br/>Business Centre<br/>Main Road<br/>Nutbourne<br/>PO18 8RL</div> <div></div>                     | <div><div>Use Class:<br/>Use:<br/>Rent:</div><div>B1 Office/Business<br/>See individual floors for rents</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>North Office 5</td><td>138</td><td>13</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>North Office 3</td><td>113</td><td>11</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Warehouse And Office</td><td>562</td><td>52</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>South Suite &amp; Loft Store</td><td>411</td><td>38</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Suite C4, 1st Floor</td><td>140</td><td>13</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Suite C1 &amp; C2, 1st Floor</td><td>231</td><td>21</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Suite B1 &amp; B2, 1st Floor</td><td>215</td><td>20</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Suite A, 1st Floor</td><td>406</td><td>38</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>2,216</b></td><td><b>206</b></td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates:<br/>Service Charge:</div><div>Inclusive in Rent<br/>Inclusive in rent</div></div> |            | Sq Ft  | Sq M    | £psf  | £psm |  | North Office 5        | 138   | 13  | NQ     | NQ      | Avail | North Office 3 | 113          | 11         | NQ     | NQ      | Avail | Warehouse And Office                                                                                                                           | 562                                                                                                                                                                                                                | 52         | NQ | NQ | Avail | South Suite & Loft Store                                                                                                                                                                                                                                                                                                                                                                                                    | 411                                                                                                        | 38 | NQ | NQ | Avail | Suite C4, 1st Floor | 140 | 13 | NQ | NQ | Avail | Suite C1 & C2, 1st Floor | 231 | 21 | NQ | NQ | Avail | Suite B1 & B2, 1st Floor | 215 | 20 | NQ | NQ | Avail | Suite A, 1st Floor | 406 | 38 | NQ | NQ | Avail | <b>TOTAL</b> | <b>2,216</b> | <b>206</b> |  |  |  | <div>Leasehold</div> <div>Rentals as follows: South Suite plus loft store - £10,000paNorth Office 5 - £3,000paNorth Office 3 - £3,000paWarehouse stores &amp; Office - £7,920paFirst Floor Suite C3 - £3,600paFirst Floor Suite D - £3,900paFirst Floor Suite A - £7,800paFirst Floor Suite B1 &amp; B2 - £5,200paFirst Floor Suite C4 - £4,200paFirst Floor Suite C1 &amp; C2 - £4,680 pa. The licence fee includes all costs including all the utilities, buildings insurance, cleaning of communal parts, repairs etc but excludes telephone and IT connections and running costs. The tenancy agreement requires the occupier to provide 56 daysâ€™ prior written notice should they wish to vacate. No legal fees are required. One monthâ€™s rent is held as a deposit and one monthâ€™s rent is required on occupation in advance. The licence fee is payable monthly in advance by Standing Order.</div> | <div>The available space comprises numerous office suites contained within the main buildings across the North and South suites.</div> <div><ul style="list-style-type: none"><li>Car Parking</li><li>Carpeting</li><li>Central Heating</li><li>Fluorescent Lighting</li><li>Good Decorative Order</li></ul></div> <div><div>Grade:</div><div>Second Hand</div></div> <div><div>Last Update:</div><div>15/12/2011</div></div> |
|                                                                                                                                                                                                    | Sq Ft                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Sq M       | £psf   | £psm    |       |      |  |                       |       |     |        |         |       |                |              |            |        |         |       |                                                                                                                                                |                                                                                                                                                                                                                    |            |    |    |       |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                            |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| North Office 5                                                                                                                                                                                     | 138                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 13         | NQ     | NQ      | Avail |      |  |                       |       |     |        |         |       |                |              |            |        |         |       |                                                                                                                                                |                                                                                                                                                                                                                    |            |    |    |       |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                            |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| North Office 3                                                                                                                                                                                     | 113                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 11         | NQ     | NQ      | Avail |      |  |                       |       |     |        |         |       |                |              |            |        |         |       |                                                                                                                                                |                                                                                                                                                                                                                    |            |    |    |       |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                            |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Warehouse And Office                                                                                                                                                                               | 562                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 52         | NQ     | NQ      | Avail |      |  |                       |       |     |        |         |       |                |              |            |        |         |       |                                                                                                                                                |                                                                                                                                                                                                                    |            |    |    |       |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                            |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| South Suite & Loft Store                                                                                                                                                                           | 411                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 38         | NQ     | NQ      | Avail |      |  |                       |       |     |        |         |       |                |              |            |        |         |       |                                                                                                                                                |                                                                                                                                                                                                                    |            |    |    |       |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                            |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Suite C4, 1st Floor                                                                                                                                                                                | 140                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 13         | NQ     | NQ      | Avail |      |  |                       |       |     |        |         |       |                |              |            |        |         |       |                                                                                                                                                |                                                                                                                                                                                                                    |            |    |    |       |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                            |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Suite C1 & C2, 1st Floor                                                                                                                                                                           | 231                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 21         | NQ     | NQ      | Avail |      |  |                       |       |     |        |         |       |                |              |            |        |         |       |                                                                                                                                                |                                                                                                                                                                                                                    |            |    |    |       |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                            |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Suite B1 & B2, 1st Floor                                                                                                                                                                           | 215                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 20         | NQ     | NQ      | Avail |      |  |                       |       |     |        |         |       |                |              |            |        |         |       |                                                                                                                                                |                                                                                                                                                                                                                    |            |    |    |       |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                            |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Suite A, 1st Floor                                                                                                                                                                                 | 406                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 38         | NQ     | NQ      | Avail |      |  |                       |       |     |        |         |       |                |              |            |        |         |       |                                                                                                                                                |                                                                                                                                                                                                                    |            |    |    |       |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                            |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>TOTAL</b>                                                                                                                                                                                       | <b>2,216</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>206</b> |        |         |       |      |  |                       |       |     |        |         |       |                |              |            |        |         |       |                                                                                                                                                |                                                                                                                                                                                                                    |            |    |    |       |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                            |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <div>Systems House<br/>Unit 1 Station<br/>Approach<br/>North Street<br/>Emsworth<br/>PO10 7PN</div> <div></div> | <div><div>Use Class:<br/>Use:<br/>Rent:</div><div>B1 Office/Business<br/>£60,008 pa (approx £10.06 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>1st Floor</td><td>2,773</td><td>258</td><td>£10.06</td><td>£108.25</td><td>Avail</td></tr><tr><td>Ground</td><td>3,192</td><td>297</td><td>£10.06</td><td>£108.25</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>5,965</b></td><td><b>554</b></td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates:<br/>Service Charge:</div><div>£48,000 pa (approx £8.05 psf)<br/>Not Quoting</div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            | Sq Ft  | Sq M    | £psf  | £psm |  | 1st Floor             | 2,773 | 258 | £10.06 | £108.25 | Avail | Ground         | 3,192        | 297        | £10.06 | £108.25 | Avail | <b>TOTAL</b>                                                                                                                                   | <b>5,965</b>                                                                                                                                                                                                       | <b>554</b> |    |    |       | <div>Leasehold</div> <div>The available space comprises a flexible mix of open plan, workgroup and individual offices. There are kitchen and cloakroom facilities on each floor. The premises are available to let on a new full repairing and insuring lease at a commencing rent of £60,000 per annum exclusive. Each party to be responsible for their own legal costs incurred in the transaction.<br/>Negotiable</div> | <div><div>Grade:</div><div>Second Hand</div></div> <div><div>Last Update:</div><div>17/07/2012</div></div> |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                                                                                                                                                                    | Sq Ft                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Sq M       | £psf   | £psm    |       |      |  |                       |       |     |        |         |       |                |              |            |        |         |       |                                                                                                                                                |                                                                                                                                                                                                                    |            |    |    |       |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                            |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 1st Floor                                                                                                                                                                                          | 2,773                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 258        | £10.06 | £108.25 | Avail |      |  |                       |       |     |        |         |       |                |              |            |        |         |       |                                                                                                                                                |                                                                                                                                                                                                                    |            |    |    |       |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                            |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Ground                                                                                                                                                                                             | 3,192                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 297        | £10.06 | £108.25 | Avail |      |  |                       |       |     |        |         |       |                |              |            |        |         |       |                                                                                                                                                |                                                                                                                                                                                                                    |            |    |    |       |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                            |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>TOTAL</b>                                                                                                                                                                                       | <b>5,965</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>554</b> |        |         |       |      |  |                       |       |     |        |         |       |                |              |            |        |         |       |                                                                                                                                                |                                                                                                                                                                                                                    |            |    |    |       |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                            |    |    |    |       |                     |     |    |    |    |       |                          |     |    |    |    |       |                          |     |    |    |    |       |                    |     |    |    |    |       |              |              |            |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |

|                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Industrial Development Opportunity At Units 1-15 Interbridges Business Park North Street Emsworth PO10 7PN</p>  | <p><b>Use Class:</b><br/><b>Use:</b><br/><b>Rent:</b></p> <p>Warehousing<br/>N/A</p> <p><b>Sq Ft   Sq M   £psf   £psm</b></p> <p>Total Size 78,408 7,284 N/A N/A Avail</p> <p><b>TOTAL</b> 78,408 7,284</p> <p><b>Sale Price:</b> £600,000 Guide Price<br/><b>Rates:</b> Not Quoting<br/><b>Service Charge:</b> Not Quoting</p>                                                | <p>Freehold</p> <p>The available space comprises vacant land with the benefit of planning consent for 15 industrial/warehouse units. For sale freehold with the benefit of planning permission. Each party responsible for their own legal costs.<br/>Vacant</p> | <ul style="list-style-type: none"> <li>1 Loading Door(s)</li> <li>5.990 metres Eaves Height</li> <li>Entire Building</li> <li>Secure Yard Area</li> </ul> <p><b>Grade:</b> New or Refurbished</p> <p><b>Last Update:</b> 25/07/2012</p> |
| <p>Unit 1 Palmers Road Industrial Estate Palmers Road Emsworth PO10 7DH</p>                                        | <p><b>Use Class:</b><br/><b>Use:</b><br/><b>Rent:</b></p> <p>Warehousing<br/>N/A</p> <p><b>Sq Ft   Sq M   £psf   £psm</b></p> <p>Ground Floor 511 47.5 £ £ Avail<br/>1st Floor Ancillary 331 30.8 £ £ Avail</p> <p><b>TOTAL</b> 842 78.3</p> <p><b>Sale Price</b> £95,000<br/><b>Rates:</b> Not Quoting<br/><b>Service Charge:</b> Not Quoting</p>                             | <p>Freehold</p> <p>The building is divided into two separate units comprising ground floor light industrial/workshop space with ancillary office or storage accommodation on the first floor.</p>                                                                | <ul style="list-style-type: none"> <li>3 Phase Power</li> <li>4 Car Parking Spaces</li> <li>Reception</li> <li>Roller Shutters</li> <li>Storage Space</li> </ul> <p><b>Grade:</b> Second Hand</p> <p><b>Last Update:</b> N/A</p>        |
| <p>Unit 8 Palmers Road Industrial Estate Palmers Road Emsworth PO10 7DH</p>                                       | <p><b>Use Class:</b><br/><b>Use:</b><br/><b>Rent:</b></p> <p>Warehousing<br/>£10,940 pa (approx £5.00 psf)</p> <p><b>Sq Ft   Sq M   £psf   £psm</b></p> <p>Unit/suite- 8, Mezzanine 233 22 £5.00 £53.80 Avail<br/>Unit/suite- 8, Ground 1,955 182 £5.00 £53.80 Avail</p> <p><b>TOTAL</b> 2,188 203</p> <p><b>Rates:</b> Not Quoting<br/><b>Service Charge:</b> Not Quoting</p> | <p>Leasehold</p> <p>A mid-terraced industrial unit. Each party to bear their own legal costs.<br/>Negotiable</p>                                                                                                                                                 | <ul style="list-style-type: none"> <li>3 Phase Power</li> <li>6 Car Parking Spaces</li> <li>Reception</li> <li>Roller Shutters</li> <li>Storage Space</li> </ul> <p><b>Grade:</b> Second Hand</p> <p><b>Last Update:</b> 27/07/2012</p> |
| <p>Unit 11 Palmers Road Industrial Estate Palmers Road Emsworth PO10 7DH</p>                                     | <p><b>Use Class:</b><br/><b>Use:</b><br/><b>Rent:</b></p> <p>Warehousing<br/>£5.00 psf</p> <p><b>Sq Ft   Sq M   £psf   £psm</b></p> <p>Ground Floor 1,965 182.58 £5.00 £53.80 Avail<br/>Optional Mezzanine Floor 1,380 128.17 £5.00 £53.80 Avail</p> <p><b>TOTAL</b> 3,345 310.75</p> <p><b>Rates:</b> Not Quoting<br/><b>Service Charge:</b> Not Quoting</p>                  | <p>Leasehold</p> <p>End of terrace industrial unit. Each party to bear their own legal costs.<br/>Negotiable</p>                                                                                                                                                 | <ul style="list-style-type: none"> <li>3 Phase Power</li> <li>6 Car Parking Spaces</li> <li>Reception</li> <li>Roller Shutters</li> <li>Storage Space</li> </ul> <p><b>Grade:</b> Second Hand</p> <p><b>Last Update:</b> 27/07/2012</p> |

| <div>Waterbrook Farm<br/>South Barn<br/>Priors Leaze Lane<br/>Hambrook<br/>PO18 8RQ</div> <div></div> | <div><div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div><div>Warehousing<br/>£24,998 pa (approx £4.09 psf)</div></div> <div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Unknown Floor</td><td>6,112</td><td>568</td><td>£4.09</td><td>£44.01</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>6,112</b></td><td><b>568</b></td><td></td><td></td><td></td></tr></tbody></table><div><div>Sale Price:</div><div>Rates:</div><div>Service Charge:</div><div>£200,000 Guide Price<br/>£9,108 pa (approx £1.49 psf)<br/>Not Quoting</div></div></div>                                                 |            | Sq Ft | Sq M    | £psf  | £psm |  | Unknown Floor | 6,112 | 568 | £4.09 | £44.01  | Avail | <b>TOTAL</b> | <b>6,112</b> | <b>568</b> |       |         |       | <div>Leasehold / Freehold</div> <div>The available space comprises industrial accommodation with small office and staff facilities. The freehold is for sale with vacant possession with shared rights of access for £300,000. Additional adjoining land may be available from a separate vendor. Further information on request. Alternatively the unit is available to lease for £25,000 per annum exclusive of usual occupation costs including business rates. Negotiable</div> | <div><div>• 3 Phase Power</div><div><div>Grade:</div><div>Second Hand</div></div><div><div>Last Update:</div><div>20/07/2010</div></div></div>                                                                                                                    |           |  |  |  |                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------|---------|-------|------|--|---------------|-------|-----|-------|---------|-------|--------------|--------------|------------|-------|---------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                        | Sq Ft                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Sq M       | £psf  | £psm    |       |      |  |               |       |     |       |         |       |              |              |            |       |         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                   |           |  |  |  |                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Unknown Floor                                                                                                                                                                          | 6,112                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 568        | £4.09 | £44.01  | Avail |      |  |               |       |     |       |         |       |              |              |            |       |         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                   |           |  |  |  |                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>TOTAL</b>                                                                                                                                                                           | <b>6,112</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>568</b> |       |         |       |      |  |               |       |     |       |         |       |              |              |            |       |         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                   |           |  |  |  |                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <div>8A Seagull Lane<br/>Emsworth<br/>PO10 7QH</div> <div></div>                                      | <div><div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div><div>Industrial/Warehouse<br/>£15,000 Per Annum (approx £3.78 psf)</div></div> <div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground Floor</td><td>3,964</td><td>368</td><td>£3.78</td><td>£40.73</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>3,964</b></td><td><b>368</b></td><td></td><td></td><td></td></tr></tbody></table><div><div>Rates:</div><div>Service Charge:</div><div>Not Quoting<br/>Not Quoting</div></div></div>                                                                                                  |            | Sq Ft | Sq M    | £psf  | £psm |  | Ground Floor  | 3,964 | 368 | £3.78 | £40.73  | Avail | <b>TOTAL</b> | <b>3,964</b> | <b>368</b> |       |         |       | <div>Leasehold</div> <div>Let Offers in the Region of £15,000 per annum plus business rates and services.</div>                                                                                                                                                                                                                                                                                                                                                                     | <div>The available space comprises ground floor retail accommodation with internal office.</div> <div><div>• Loading Access</div><div>• WC's</div><div><div>Grade:</div><div>Second Hand</div></div><div><div>Last Update:</div><div>20/02/2012</div></div></div> |           |  |  |  |                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                                                                                        | Sq Ft                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Sq M       | £psf  | £psm    |       |      |  |               |       |     |       |         |       |              |              |            |       |         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                   |           |  |  |  |                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Ground Floor                                                                                                                                                                           | 3,964                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 368        | £3.78 | £40.73  | Avail |      |  |               |       |     |       |         |       |              |              |            |       |         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                   |           |  |  |  |                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>TOTAL</b>                                                                                                                                                                           | <b>3,964</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>368</b> |       |         |       |      |  |               |       |     |       |         |       |              |              |            |       |         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                   |           |  |  |  |                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <div>6 Seagull Lane<br/>Emsworth<br/>PO10 7QH</div> <div></div>                                      | <div><div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div><div>B1 Office/Business<br/>£7,600 Per Annum (approx £9.90 psf)</div></div> <div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>1st Floor</td><td>446</td><td>41</td><td>£9.90</td><td>£106.51</td><td>Avail</td></tr><tr><td>Ground Floor</td><td>322</td><td>30</td><td>£9.90</td><td>£106.51</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>768</b></td><td><b>71</b></td><td></td><td></td><td></td></tr></tbody></table><div><div>Rates:</div><div>Service Charge:</div><div>Rateable Value £11,750<br/>Not Quoting</div></div></div> |            | Sq Ft | Sq M    | £psf  | £psm |  | 1st Floor     | 446   | 41  | £9.90 | £106.51 | Avail | Ground Floor | 322          | 30         | £9.90 | £106.51 | Avail | <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>768</b>                                                                                                                                                                                                                                                        | <b>71</b> |  |  |  | <div>Leasehold</div> <div>Available to let as a whole at £7,600 pa subject to a minimum term of 3 years. The property is available as a whole, but the letting of individual floors will be considered.</div> | <div>The available space comprises self-contained office accommodation over ground and first floors. The premises include WC and car parking. The property is available as a whole, but the letting of individual floors will be considered.</div> <div><div>• Car Parking</div><div>• Central Heating</div><div>• Kitchen Facilities</div><div>• Self Contained</div><div>• WC's</div><div><div>Grade:</div><div>Second Hand</div></div><div><div>Last Update:</div><div>15/12/2011</div></div></div> |
|                                                                                                                                                                                        | Sq Ft                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Sq M       | £psf  | £psm    |       |      |  |               |       |     |       |         |       |              |              |            |       |         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                   |           |  |  |  |                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 1st Floor                                                                                                                                                                              | 446                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 41         | £9.90 | £106.51 | Avail |      |  |               |       |     |       |         |       |              |              |            |       |         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                   |           |  |  |  |                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Ground Floor                                                                                                                                                                           | 322                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 30         | £9.90 | £106.51 | Avail |      |  |               |       |     |       |         |       |              |              |            |       |         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                   |           |  |  |  |                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>TOTAL</b>                                                                                                                                                                           | <b>768</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>71</b>  |       |         |       |      |  |               |       |     |       |         |       |              |              |            |       |         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                   |           |  |  |  |                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| <div>Mixed Use Units<br/>Emsworth Yacht<br/>Harbour<br/>Thorney Road<br/>Emsworth<br/>PO10 8BP</div> <div></div> | <div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div> <div>Industrial/Warehouse<br/>See individual floors for rents</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground Floor, Industrial, Unit</td><td>2,203</td><td>205</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Ground Floor, Workshop, Unit</td><td>1,472</td><td>137</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Ground Floor, Offices</td><td>487</td><td>45</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>TOTAL</td><td>4,162</td><td>387</td><td></td><td></td><td></td></tr><tr><td>Rates:</td><td colspan="5">To be assessed</td></tr><tr><td>Service Charge:</td><td colspan="5">To be assessed</td></tr></tbody></table> |      | Sq Ft  | Sq M    | £psf  | £psm |  | Ground Floor, Industrial, Unit | 2,203 | 205 | NQ     | NQ      | Avail | Ground Floor, Workshop, Unit | 1,472 | 137 | NQ     | NQ      | Avail | Ground Floor, Offices | 487 | 45 | NQ | NQ | Avail | TOTAL  | 4,162                        | 387 |  |  |  | Rates:          | To be assessed |  |  |  |  | Service Charge:                                                                                                                                                                                                                                                                                         | To be assessed                                                   |  |  |  |  | <div>Leasehold</div> <div>All units are available either individually or as a whole by way of a new lease over terms to be agreed. Rental as follows:<br/>Industrial Units - On application<br/>Office unit - £3500 per annum.<br/>Retail unit - £10,000 per annum. All parties to be responsible for their own legal costs as the result of any transaction.</div> | <div>A terrace of light industrial units which have the ability to be let either individually or as a whole. Offering industrial, office and retail accommodation.</div> <div><ul style="list-style-type: none"><li>• 3 metres Eaves Height</li><li>• Central Heating</li><li>• Kitchen Facilities</li><li>• Loading Area</li><li>• WC's</li></ul></div> <div>Grade: Second Hand</div> <div>Last Update: 10/05/2012</div> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------|---------|-------|------|--|--------------------------------|-------|-----|--------|---------|-------|------------------------------|-------|-----|--------|---------|-------|-----------------------|-----|----|----|----|-------|--------|------------------------------|-----|--|--|--|-----------------|----------------|--|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|--|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                   | Sq Ft                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Sq M | £psf   | £psm    |       |      |  |                                |       |     |        |         |       |                              |       |     |        |         |       |                       |     |    |    |    |       |        |                              |     |  |  |  |                 |                |  |  |  |  |                                                                                                                                                                                                                                                                                                         |                                                                  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Ground Floor, Industrial, Unit                                                                                                                                                                    | 2,203                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 205  | NQ     | NQ      | Avail |      |  |                                |       |     |        |         |       |                              |       |     |        |         |       |                       |     |    |    |    |       |        |                              |     |  |  |  |                 |                |  |  |  |  |                                                                                                                                                                                                                                                                                                         |                                                                  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Ground Floor, Workshop, Unit                                                                                                                                                                      | 1,472                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 137  | NQ     | NQ      | Avail |      |  |                                |       |     |        |         |       |                              |       |     |        |         |       |                       |     |    |    |    |       |        |                              |     |  |  |  |                 |                |  |  |  |  |                                                                                                                                                                                                                                                                                                         |                                                                  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Ground Floor, Offices                                                                                                                                                                             | 487                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 45   | NQ     | NQ      | Avail |      |  |                                |       |     |        |         |       |                              |       |     |        |         |       |                       |     |    |    |    |       |        |                              |     |  |  |  |                 |                |  |  |  |  |                                                                                                                                                                                                                                                                                                         |                                                                  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| TOTAL                                                                                                                                                                                             | 4,162                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 387  |        |         |       |      |  |                                |       |     |        |         |       |                              |       |     |        |         |       |                       |     |    |    |    |       |        |                              |     |  |  |  |                 |                |  |  |  |  |                                                                                                                                                                                                                                                                                                         |                                                                  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Rates:                                                                                                                                                                                            | To be assessed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |        |         |       |      |  |                                |       |     |        |         |       |                              |       |     |        |         |       |                       |     |    |    |    |       |        |                              |     |  |  |  |                 |                |  |  |  |  |                                                                                                                                                                                                                                                                                                         |                                                                  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Service Charge:                                                                                                                                                                                   | To be assessed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |        |         |       |      |  |                                |       |     |        |         |       |                              |       |     |        |         |       |                       |     |    |    |    |       |        |                              |     |  |  |  |                 |                |  |  |  |  |                                                                                                                                                                                                                                                                                                         |                                                                  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <div>6A West Street<br/>Emsworth<br/>PO10 7DY</div> <div></div>                                                  | <div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div> <div>B1 Office/Business<br/>£12,498 pa (approx £14.09 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>2nd Floor</td><td>305</td><td>28</td><td>£14.09</td><td>£151.61</td><td>Avail</td></tr><tr><td>1st Floor</td><td>582</td><td>54</td><td>£14.09</td><td>£151.61</td><td>Avail</td></tr><tr><td>TOTAL</td><td>887</td><td>82</td><td></td><td></td><td></td></tr><tr><td>Rates:</td><td colspan="5">£2,238 pa (approx £2.52 psf)</td></tr><tr><td>Service Charge:</td><td colspan="5">Not Quoting</td></tr></tbody></table>                                                                                                                          |      | Sq Ft  | Sq M    | £psf  | £psm |  | 2nd Floor                      | 305   | 28  | £14.09 | £151.61 | Avail | 1st Floor                    | 582   | 54  | £14.09 | £151.61 | Avail | TOTAL                 | 887 | 82 |    |    |       | Rates: | £2,238 pa (approx £2.52 psf) |     |  |  |  | Service Charge: | Not Quoting    |  |  |  |  | <div>Leasehold</div> <div>The available accommodation comprises first and second floor office space. The premises are offered by way of a new lease on terms to be agreed. The lease to be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954. 01/11/2010 Vacant</div> | <div>Grade: Second Hand</div> <div>Last Update: 16/07/2012</div> |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                   | Sq Ft                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Sq M | £psf   | £psm    |       |      |  |                                |       |     |        |         |       |                              |       |     |        |         |       |                       |     |    |    |    |       |        |                              |     |  |  |  |                 |                |  |  |  |  |                                                                                                                                                                                                                                                                                                         |                                                                  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2nd Floor                                                                                                                                                                                         | 305                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 28   | £14.09 | £151.61 | Avail |      |  |                                |       |     |        |         |       |                              |       |     |        |         |       |                       |     |    |    |    |       |        |                              |     |  |  |  |                 |                |  |  |  |  |                                                                                                                                                                                                                                                                                                         |                                                                  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 1st Floor                                                                                                                                                                                         | 582                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 54   | £14.09 | £151.61 | Avail |      |  |                                |       |     |        |         |       |                              |       |     |        |         |       |                       |     |    |    |    |       |        |                              |     |  |  |  |                 |                |  |  |  |  |                                                                                                                                                                                                                                                                                                         |                                                                  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| TOTAL                                                                                                                                                                                             | 887                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 82   |        |         |       |      |  |                                |       |     |        |         |       |                              |       |     |        |         |       |                       |     |    |    |    |       |        |                              |     |  |  |  |                 |                |  |  |  |  |                                                                                                                                                                                                                                                                                                         |                                                                  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Rates:                                                                                                                                                                                            | £2,238 pa (approx £2.52 psf)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |        |         |       |      |  |                                |       |     |        |         |       |                              |       |     |        |         |       |                       |     |    |    |    |       |        |                              |     |  |  |  |                 |                |  |  |  |  |                                                                                                                                                                                                                                                                                                         |                                                                  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Service Charge:                                                                                                                                                                                   | Not Quoting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |      |        |         |       |      |  |                                |       |     |        |         |       |                              |       |     |        |         |       |                       |     |    |    |    |       |        |                              |     |  |  |  |                 |                |  |  |  |  |                                                                                                                                                                                                                                                                                                         |                                                                  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                           |

# **APPENDIX 2**

## ***Sales Particulars***

***Interbridges Site  
Palmers Road Industrial Estate  
Clovelly Business Park***

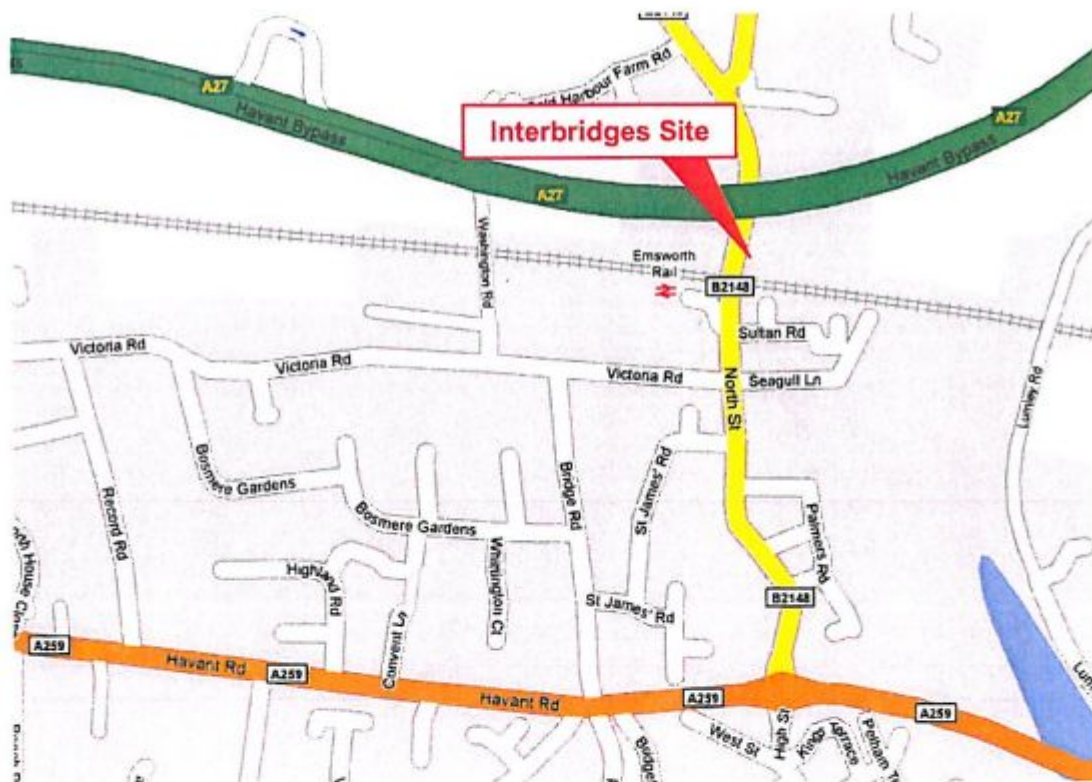
## PRELIMINARY DETAILS

### INDUSTRIAL DEVELOPMENT OPPORTUNITY

**APPROX 1.8 ACRE SITE WITH PLANNING PERMISSION FOR  
15 UNITS, 3 FENCED YARDS & A 24 BAY CAR PARK**

**NORTH STREET, EMSWORTH, HAMPSHIRE**

**FOR SALE FREEHOLD**



Station Approach Southgate Chichester PO19 8GA  
Tel: 01243 815720 Fax: 01243 784419 Email: [richard@nashpl.com](mailto:richard@nashpl.com)  
[www.richardhullproperty.com](http://www.richardhullproperty.com)



*Interbridges Business Park, North Street, Emsworth*

#### Situation

Emsworth lies between the town of Havant and the City of Portsmouth to the west and the City of Chichester to the east. The A27 forms part of the main route linking Portsmouth to Chichester. The A27/M27/A3(M) interchange is located approximately three miles to the west. The A3(M) provides a link between Portsmouth and London. Access into Emsworth is via the A259 Chichester to Havant Road, close to the A27 giving good accessibility to the A3 and M27.

The site is located in North Street and lies north of Emsworth Railway Station.

#### Description

The land of about 1.8 acres has planning for a new development of 15 high quality business units in a range of sizes as per the attached floor area schedule. In addition, 3 fenced storage yard areas are available and a 'commuter' car park of 24 spaces.

#### The Planning Consent allows for:

- Steel portal frame and profile cladding
- 6 metre eaves height
- Mezzanine floor (in 7 units)
- Allocated parking spaces
- Industrial/Warehouse and Hi-tech uses (B1/B2/B8)
- Fenced storage yard area

#### Tenure

The site is for sale freehold with the benefit of planning permission.

#### Price

Offers in the region of £600,000 plus VAT.

#### Legal Costs

Each party to be responsible for their own legal costs.

#### Viewing

For further information, plans, planning consent etc contact the sole agents:

**Viewing strictly by appointment with Sole Agents**

**Richard Hull Property Consultants**

**N.B. These particulars are believed to be corrected but their accuracy is not guaranteed and they do not form part of a contract.**



INTERBRIDGES BUSINESS PARK, NORTH STREET,  
EMSWORTH

| Unit         | Ground Floor<br>(sq ft) | First Floor<br>(sq ft) | Total<br>(sq ft) |
|--------------|-------------------------|------------------------|------------------|
| 1            | 560                     | 560                    | 1,120            |
| 2            | 660                     | 660                    | 1,320            |
| 3            | 904                     | 904                    | 1,808            |
| 4            | 1,076                   | 538                    | 1,614            |
| 5            | 1,249                   | 624                    | 1,873            |
| 6            | 1,378                   | 689                    | 2,067            |
| 7            | 1,507                   | 754                    | 2,261            |
| 8            | 1,841                   | -                      | 1,841            |
| 9            | 2,005                   | -                      | 2,005            |
| 10           | 861                     | -                      | 861              |
| 11           | 861                     | 431                    | 1,292            |
| 12           | 861                     | 431                    | 1,292            |
| 13           | 1,435                   | 717                    | 2,152            |
| 14           | 1,435                   | -                      | 1,435            |
| 15           | 927                     | -                      | 927              |
| <b>Total</b> | <b>17,560</b>           | <b>6,308</b>           | <b>23,868</b>    |

UNIT SCHEDULE

| Yard Areas | sq ft |
|------------|-------|
| A          | 2,450 |
| B          | 2,530 |
| C          | 3,405 |

Plus 24 bay commuter Car Park

## Get in contact

e: [info@invest-in-portsmouth.co.uk](mailto:info@invest-in-portsmouth.co.uk)**invest**

Fareham • C

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## Unit 1, Palmers Road

**Emsworth PO10 7DL****78 sq m (approx 839 sq ft)****For Sale . Freehold £95,000**

## Location

Emsworth is a small Hampshire town situated some 2 miles East of Havant. The town is well connected to the road network with quick access to the A27 dual carriageway and on to Southampton on the M27 motorway and London through the A3 or M3 motorway. The property is situated adjacent to the Palmers Road Industrial Estate, with good road accessibility from North Street and the A259 providing good access to Havant, Portsmouth and the M27 to the West and Chichester to the East. A pay and display car park is situated close by.

## About this property

This is a newly built property of modern construction with breeze-block walls and profile sheet metal elevations. The building is divided into two separate units comprising ground floor light industrial/workshop space with ancillary office or storage accommodation on the first floor.

There are 4 car parking spaces accessed through a shared driveway.

## Accommodation:

Ground Floor - 511 sq ft (47.5 sq m)

First Floor Ancillary - 331 sq ft (30.8 sq m)

Total - 842 sq ft (78.3 sq m)

W.C and Kitchenette

**Rent & Terms**

Freehold £95,000. Terms on application..

**Rateable Value:** tba**Garner Wood**

023 9262 9000

[property@garnerwood.co.uk](mailto:property@garnerwood.co.uk)[www.garnerwood.co.uk](http://www.garnerwood.co.uk)

## Map of Location

Directions: [To Here](#) | [From Here](#)