

PROPERTY PARTICULARS



**HOLLOWAY
ILIFFE &
MITCHELL**
023 9237 7800

10 Acorn Business Park Northarbour Road Portsmouth PO6 3TH

www.hi-m.co.uk

£5.00 PER SQ.FT

TO LET

MODERN INDUSTRIAL PREMISES WITH PARKING

181.62 sq.m / 1,955 sq.ft

Plus Storage Area (21.69 sq.m / 233 sq.ft)



UNIT 8
PALMERS ROAD INDUSTRIAL ESTATE
EMSWORTH
HAMPSHIRE PO10 7DH



To receive regular updates by email or to change your property requirements, please e-mail info@hi-m.co.uk

E-brochure: www.tinyurl.com/hollowayiliffemitchell

Unit 8 Palmers Road Industrial Estate Emsworth Hampshire

LOCATION

Palmers Road Industrial Estate is situated just off the A259 within Emsworth and situated approximately 1½ miles from the A27 to Havant.

DESCRIPTION

The subject premise is a mid terrace, modern industrial unit of part brick and part steel clad elevations under a pitched roof, including roof lighting. Internally, the building benefits from having a reception area/office, male and female WCs, useful storage, full height manual roller shutter loading door, three phase power, strip lighting, airlines and parking .

Previously the building was used as a garage and due to undergo refurbishment and retain the inspection pits and other equipment (further details upon request).

ACCOMMODATION

Ground Floor	9.43 m x 19.26 m
Gross Internal Area	181.62 sq.m / 1,955 sq.ft
Storage Area Above Office	5.14 m x 4.22 m
	21.69 sq.m / 233 sq.ft
Total Gross Internal Area	203.31 sq.m / 2,188 sq.ft

RATES

You are advised to make your own enquiries in this regard to Havant Borough Council or visit www.voa.gov.uk. Our enquiries indicate a rateable value of £6,200.

TERMS

Available on a new full repairing and insuring lease for a term to be agreed, subject to regular rent reviews.

RENT

£5.00 per sq.ft

ESTATES SERVICE CHARGE

To be confirmed

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents **Holloway Iliffe & Mitchell**



As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecode.gov.co.uk or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7343 3806). In accordance with the code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may effect the level of rent proposed.

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£5.00 PER SQ.FT

TO LET

MODERN INDUSTRIAL PREMISES WITH PARKING

182.58 sq.m / 1,965 sq.ft

Plus Mezzanine Floor (128.17 sq.m / 1,380 sq.ft)



UNIT 11
PALMERS ROAD INDUSTRIAL ESTATE
EMSWORTH
HAMPSHIRE PO10 7DH



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E-brochure: www.tinyurl.com/hollowayiliffemitchell

Unit 11 Palmers Road Industrial Estate Emsworth Hampshire

LOCATION

Palmers Road Industrial Estate is situated just off the A259 within Emsworth and situated approximately 1½ miles from the A27 to Havant.

DESCRIPTION

The subject premises is an end of terrace, modern industrial unit of part brick and part steel clad elevations under a pitched roof, including roof lighting. Internally, the building benefits from having a reception area, male and female WCs, full height electric roller shutter loading door, three phase power, strip lighting throughout. Externally there are up to 6 parking spaces available with this unit. The unit currently has a full mezzanine floor which can be removed subject to the ingoing tenant's requirements.

ACCOMMODATION

Ground Floor	9.48 m x 19.26 m
Gross Internal Area	182.58 sq.m / 1,965 sq.ft
Optional Mezzanine Floor	9.48 m x 13.52 m
	128.17 sq.m / 1,380 sq.ft
Total Gross Internal Area	310.75 sq.m / 3,345 sq.ft

Two separate WCs and wash-hand basin
6 parking spaces

RATES

You are advised to make your own enquiries in this regard to Havant Borough Council or visit www.voa.gov.uk. Our enquiries indicate a rateable value of £13,750 (This includes the mezzanine floor).

TERMS

Available on a new full repairing and insuring lease for a term to be agreed, subject to regular rent reviews.

RENT

£5.00 per sq.ft

ESTATES SERVICE CHARGE

Currently running at £800 + VAT per annum. This represents 9.023% of total service charge payable on estate.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents **Holloway Iliffe & Mitchell;**



As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.commercialleascodeew.co.uk or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7343 3866) in accordance with the code. Our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may effect the level of rent proposed.

CLOVELLY

BUSINESS PARK

Southbourne, Emsworth, Hampshire, PO10 8PQ



NEW INDUSTRIAL/WAREHOUSE UNITS TO LET

2,906 - 5,920 sq ft (270 - 550 sq m)

- Established industrial location
- Close to M27 & A3(M)

Location

Southbourne is located to the east of Emsworth, just over the Hampshire/West Sussex border. The established Clovelly Road Estate is located approximately 7 miles west of Chichester and 5 miles east of Havant.

Description

The Clovelly Business Park is a multi let industrial/warehouse scheme providing a range of units to small and medium size businesses. The scheme is currently undergoing a phased refurbishment to include new cladding, roofing, WCs, parking/landscaping areas and redecoration.

Accommodation

Unit 1	4,705 sq ft	437 sq m	Hy Speed CNC
Unit 2	1,687 sq ft	157 sq m	S Roberts Upholstery
Unit 3	3,447 sq ft	320 sq m	Douglas Knight Sunblinds Ltd
Unit 4	2,106 sq ft	196 sq m	Battery Distribution Group
Unit 5	3,014 sq ft	280 sq m	To Let
Unit 6	2,906 sq ft	270 sq m	To Let
Unit 7	3,262 sq ft	303 sq m	To Let

Amenities

- Dedicated parking
- Dedicated loading area
- Up and over roller shutter door
- Eaves from 2.5m to 3.9m
- 3 phase power
- Secure gated development
- Male & female WCs
- Offices can be constructed if required (subject to spec and cost)



Tenure

Each unit is available on a new fully repairing and insuring lease.

Viewing

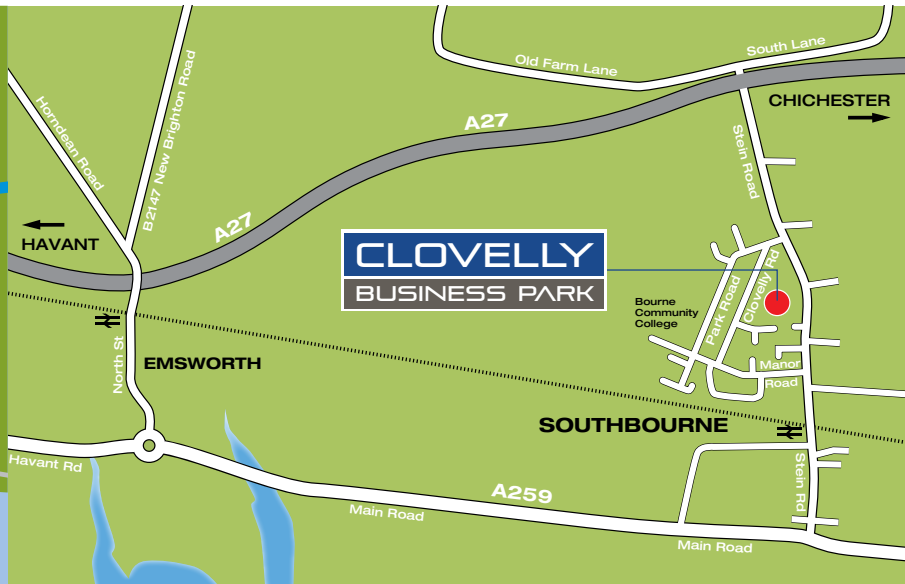
Viewing by appointment with the sole agent, Vail Williams.



CLOVELLY

BUSINESS PARK

Southbourne, Emsworth, Hampshire, PO10 8PQ



MISREPRESENTATION ACT 1967

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Clovelly Business Park, Southbourne, Nr Emsworth

Availability Schedule

Subject to Contract

We are able to accommodate enquiries from 2,906 sq.ft. up to 5,920 sq.ft. with a combination of units as follows:-

	Unit No.	Size	Rent (per annum)	Parking Spaces
	5	3,014	£19,500	6
	6	2,906	£18,900	6
	7	3,262	£21,200	6

APPENDIX 3

Inspection Report

**REPORT ON INPECTION OF
15 NILE STREET
EMSWORTH
HAMPSHIRE**

Description

The property is a 19th century masonry building with face brickwork on the West and North elevations and tyrollean render finish over a masonry substrate on the South and East elevations. There is a gable slate roof formed by two duo pitched roofs. Windows are single glazed in metal frames with timber sub frames. The main opening into the building is from Nile Street on the South elevation.

The front elevation is deemed to face south; this may not be a true orientation and is for reporting purposes only.



Photo 1: Front elevation, cracking on wall visible

continued...

Limitations

We have not inspected any parts of the property that are covered, unexposed, or inaccessible and we are therefore unable to report that such parts of the property are free from rot, wood boring beetle (woodworm) or any other defects. Any concealed structural elements (e.g. foundations, floor joists, etc), cannot be exposed without significant disruption, and therefore not all defects can be fully diagnosed.

Where any cracking or movement is identified, the assessment at this stage can only be based on visual evidence at the time of inspection. However to give a definitive assessment of its likely cause and nature, i.e. progressive (continuing) or historic and stabilised, would require a minimum period of monitoring of 6 to 12 months, which is obviously not practical when undertaking a survey of this limited nature.

Our report is based on a visual inspection of the building elements. We have not been provided with architectural or any other drawings, neither have we undertaken structural calculations in connection with a structural appraisal of any part of the construction.

All external parts have been inspected from ground level only with the assistance of binoculars where appropriate. No foliage or other items were moved to allow inspection.

The report should not be construed as a full building survey or a comment upon the overall condition of the property and the quality of its structure, but is only to advise whether the building is capable of re-use without substantial reconstruction or extensive alteration. It is not an inventory of every single defect, some of which would not significantly affect the permanent nature of the construction.

In making the report the following assumptions have been made:

- That no deleterious or hazardous materials or techniques have been used.
- That there is no contamination in or from this or neighbouring ground and it is not land filled ground.
- That the inspection of those parts which have not been inspected would neither reveal material defects nor cause the surveyor to alter the report materially.
- The surveyor will be under no duty to verify these assumptions.

The property was inspected on the 5th September 2012. At the time of the inspection, the weather conditions were warm and sunny, with the preceding weeks being generally warm.

Roof

The roof is formed by two duo pitched roofs, the roof over the east gable is approximately twice as large as the west gable, and the roof is covered with slates, with a gable upstand on the south elevation with mortar bedded ridge tiles. Internally the rafters are supported on purlins which in turn are supported by timber principal trusses.



Photo 2: East pitch of the roof with capped gable upstand wall and vegetative growth. The slates are in a poor condition. There is no underfelt or insulation.

The roof is in poor condition with numerous slipped and damaged slates, the middle section of the roof was not wholly visible from ground level. Internally the length of rafter between supports e.g. purlins is excessive by today's standard, there was no underfelt and that sections of the rafters and joisting have evidence of decay. There is no evidence of lateral restraint to the gable walls. There is a half-round plastic gutter which appears to be a recent installation, it was not raining at the time of inspection so we cannot comment on the effectiveness of the rainwater goods.

Walls

South Elevation

The wall is of solid construction with a tyrollean render finish. There are four window openings at first floor level and two window openings and two door openings at ground floor level. There is a tie bar with pattress plate providing lateral restraint at first floor level.

The tyrollean is cracked in numerous places with a horizontal crack at the base of the gable wall, we cannot confirm that this goes through into the masonry, internally although there are numerous cracks we cannot be certain that they reflect the external cracks. We can see that there have been brickwork infills particularly under the windows. There is a cast iron downpipe and soil vent pipe on the front as well.

The repaired wall and infills are not bonded to the original brickwork leaving a wall that is not uniform over the entire elevation. It would be more economical to demolish the existing than carry out the necessary repairs.

East Elevation

Tyrollean finished on the east elevation with a plastic rainwater goods and exposed brickwork dental coursing at the top of the wall. To the left hand side wall at the column, there is considerable cracking at the top. On the east elevation at the north end at the junction of the gable the bricks have cracked and are loose.

The tyrollean on this elevation is not in such a poor condition with the exception of the bottom 600mm. There is some slight cracking between the first floor window and the left hand side ground floor window. The windows are single glazed metal in timber sub-frames and are in a very poor condition and will require replacing.

Without removing the tyrollean finish it is not possible to comment on the external condition of the solid wall.

North Elevation

Is constructed with Flemish bond brickwork, which could be indicative of a solid wall. There are brick infills, which are not bonded to the original brickwork. There are 3 first floor windows and 1 ground floor door. There are two wall ties with pattress plate approximately one third from the west elevation

which are presumably acting as lateral restraints to this gable wall. We have no knowledge of when or why the wall ties were installed.

The larger gable wall bulges out considerably and this is in all probability due to a lack of internal lateral restraint. The retro fitted ties bars may have partly stabilised the wall but without monitoring the wall we cannot be sure that the movement in this wall is historic or progressive. Due to the condition of the wall it is our opinion that the wall will have to be taken down to below the level where it is bulged and then rebuilt.



Photo 3: North elevation at junction of the two pitched roofs. The pattrass plate attached to the tie bar is clearly visible.

The brickwork has been repointed; however this has been poorly executed and would require raking out and repointing.

There are plastic rainwater goods serving the smaller pitched roof.

West Elevation

The west elevation external wall is of solid construction laid in a Flemish bond; this area does not appear to have been repointed.

This elevation abuts onto No. 17 Honeysuckle Cottage and there is a lead saddle, or what appears to be a lead saddle over the gutter at the base of the truncated hipped roof of No. 17.

From our limited views this wall did not have externally any noticeable defects albeit it does require re-pointing.



Photo 4: Abutment of adjoining property and the west elevation.

INTERNAL

Ground Floor

The ground floor external walls have considerable dampness at low level with large patches of damp staining on the ground bearing concrete floor slab. The north elevation is some 400mm lower internally than ground level externally; in the west section the floor is even lower. This is not ideal and the floor levels would have to be carefully considered if the building was to be refurbished. There will be considerable work to be undertaken to bring this in line with current regulations. While we appreciate that there are systems on the market that would allow the damp walls to be over boarded, which would also allowing moisture to drain away in our opinion the cost would be excessive to achieve a satisfactory finish.

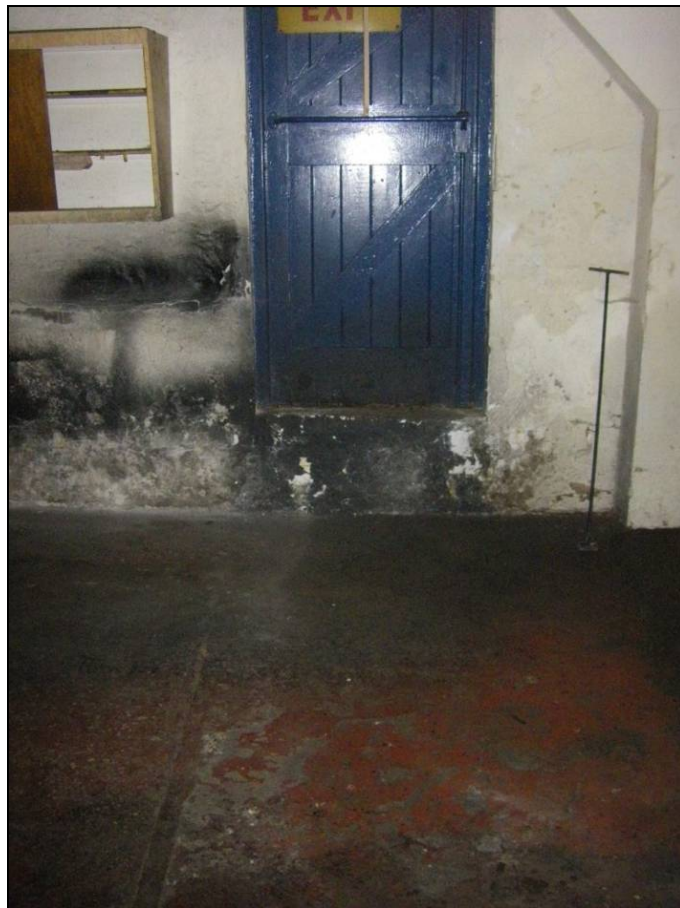


Photo 5: The external ground level is at the bottom of the door. There is dampness both on the walls and floor.

The concrete floor is ground bearing, however externally there are air bricks, which would indicate that originally this may have been a suspended timber floor. While this slab is functional its level and

finish vary, additionally due to the age of the unit we presume that there is no damp proof membrane and insulation. In our opinion the removal of the slab completely would be the most economic way to achieve a floor that meets current standards.

The first floor is supported on masonry piers with boxed in beams supporting the joists. Although these columns and beams remain functional they do inhibit the conversion of the building into residential units and would in our view have to be removed to accommodate any conversion.

The finishes on the wall are in a poor condition with damp contaminated plaster and masonry. This would have to be removed and re-plastered.

Due to the limited nature of our inspection we are not going to comment on the services.

In the ground floor toilets a section of ceiling is exposed and we can see where a repair has been carried out to decayed timbers. This is perhaps indicative of the possible state of timbers elsewhere but concealed from view. It may also be that the size of the joists would be inadequate for current span and therefore would require renewal.



Photo 6: Repair to first floor joist, decayed timber still visible.

The dampness in this building is visible to the solid walls including the internal walls, there are various causes of this dampness: rising damp, penetrative dampness and condensation, however to ascertain the extent of the dampness and eradicate the causes in our opinion would take a considerable time and expense.

We suspect that there may be asbestos insulating board on doors so recommend that an Asbestos Survey is carried out, a refurbishment/demolition survey formerly known as a Type 3 survey.

We are not going to comment about the windows throughout the building as all are in a poor condition and would need to be replaced.

First Floor

On first floor level there are some redundant offices that would all be removed. External walls where exposed the plaster is in a very poor condition.



Photo 7: Lath and plaster missing from ceiling joist on first floor. The ceiling joist where supported by a wall can provide lateral restraint however if the timber decays the effectiveness of the lateral restraint will be compromised.

As previously stated lateral restraint would need to be added and the wall built up on the north wall. The partition between the two separate sections of the building is a mixture of masonry and timber studwork.

There are also a number of Crittall windows set within timber sub-frames, which have decayed.

Conclusion

To renovate this building would require the following:

- Structural strengthening of the foundations to ensure that the external walls could take any loads imposed by new roof, flooring, walls etc. The existing walls may also require either piling or underpinning of the existing foundations.
- The existing building would require a totally new roof including joists, insulation, under felt and ventilation.
- From the condition of the gable walls the original lateral restraint achieved by the joists has failed and is no longer effective and we would therefore anticipate the renewal of the joisting at first floor level and the introduction of effective lateral restraint.
- The bulging in the north wall, the moisture ingress generally, poor condition of the Tyrollean finish, lack of bonding to repairs and infill brickwork confirm that the existing walls have come to the end of their design life and in our view require re-building. The new wall would also require new foundations.
- The different levels between the north external ground and internal will create considerable issues with the prevention of water ingress, thermal insulation and we would therefore anticipate particularly with the presumed need to underpin the existing foundations that the floor slab would have to be removed in its entirety. Careful consideration would have to be given to the design of the junction of the north elevation and internal ground levels.

To refurbish the building using the existing footprint and retaining as much of the existing fabric as possible we would expect a cost in the region of £1,200 – £1,500m². For the two floors that would amount to a total refurbishment cost (excluding professional fees, statutory fees etc) of £415-£519,000.

APPENDIX 4

Sales Particulars
15 Nile Street, Emsworth

Borland & Borland

INDEPENDENT ESTATE AGENTS

BY FORMAL TENDER,
15 Nile Street, Emsworth PO10 7EF



Guide price £230,000 Freehold

9a High Street, Emsworth, Hampshire PO10 7AQ

Telephone: 01243 377655 Facsimile: 01243 388110 www.borlandandborland.co.uk

Email: property@borlandandborland.co.uk



BY FORMAL TENDER, 15 Nile Street, Emsworth

BY FORMAL TENDER

- CLOSING DATE 12 NOON ON FRIDAY 4TH MAY 2012

Rare opportunity to acquire an attached building located in the centre of Emsworth's conservation area which is being offered for sale by FORMAL TENDER and could provide a variety of uses subject to the usual planning consents either as company premises or subject to planning permissions for another use.

The property is well placed to stroll to the Mill Pond and harbour with Emsworth square with its range of shops, pubs and restaurants just moments away. Emsworth has its own railway station and easy access to the M27 and the A3.

Directions

From our office proceed along the High Street turning right into Emsworth Square and first right into Nile Street. Proceed along here where the property can be found on the right hand side approximately half way along where our board is in evidence.

Accommodation:

Ground Floor:

Comprises: Large open area with hallway with stairs rising to first floor. Additional storage rooms.

Toilet Block:

First Floor:

Sub-divided into a number of offices with partition walling. Additional room and kitchen.



N.B. None of the services or appliances have been tested. These property particulars are believed to be materially correct, though their accuracy is not guaranteed and they do not constitute an offer or any part of any contract.