



Unit K5, Keppel, Daedalus Park, Solent Enterprise Zone, Lee-on-the-Solent, PO13 9FX

BRAND NEW BUSINESS / LIGHT INDUSTRIAL / WAREHOUSE UNIT

Incentives Available

Summary

Tenure	To Let
Available Size	3,046 sq ft / 282.98 sq m
Rent	£21,750 per annum
Business Rates	Upon Enquiry

Key Points

- Roadside unit
- Superfast Broadband
- Parking & Loading
- Mezzanine with views over Solent Airport



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Location

Enjoying a superb location on the South Coast, just minutes away from the M27 motorway, and benefiting from its own airport and easy access to the Solent, there is a wealth of choice for aviation, marine and advanced manufacturing businesses seeking to relocate or to grow. Backed by its Enterprise Zone status, Daedalus is the largest employment site in the area and set to become the premier location for aviation, aerospace engineering and advanced manufacturing businesses in the south.

Description

Daedalus Park is a development of 65 units totalling 135,000 sqft of new freehold light industrial space within The Solent Enterprise Zone. It has good access to road, air and rail links, you can even launch a boat.

- B1, B2 or B8 planning use
- Steel portal frame with internal eaves height 6 metres
- Double glazed feature windows and personnel doors
- Mezzanine with suspended ceilings and LED lighting to current broadband
- Power floated concrete floor 30kn/sqm
- Loading door 4.2m high and 3.3m wide
- Internal eaves height 5.9m (front) and 6.3m (rear)
- 3 phase electricity
- Micro Rib and flat Composite Insulated cladding
- Composite Roof cladding with Natural light panels
- Allocated loading space and parking Each unit will include:
 - Disabled WC with H&C
 - Kitchen with sink and H&C
 - 4 double wall mounted electricity sockets
 - 2 high bay
 - Superfast Broadband

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
G	1,733	161	To let	Available
Mezzanine	1,313	121.98	To let	Available
Total	3,046	282.98		

Terms

£21,750 per annum exclusive of VAT

Available on a new full repairing and insuring lease for a term to be agreed.

Business Rates

The rates will need to be assessed. You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees. Rateable value will need to be assessed upon completion of construction. Each party to be responsible for their own legal costs incurred in the transaction. Unless stated, all prices and rents are quoted exclusive of VAT

Video

- Walk through video - <https://vimeo.com/378339340>



Viewing & Further Information

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