



Rare Prime Roadside Drive-Thru, Storage units or Nursery Opportunity with Exceptional M27 Exposure

Leasehold and Freehold offers invited

Land adjacent to Holiday Inn Express M27 (JCT.7), Botley Rd, West End, Southampton SO30 3XA



Key Highlights

- Prime roadside plot adjacent to Holiday Inn Express (M27 J7)
- Approximately 0.386 acres of surplus hotel land
- Suitable for a variety of uses including drive thru , convenience store, nursery (STP)
- Expressions of interest also invited for alternative potential uses
- Potential for EV on part of the site
- Strong neighbouring occupiers including Utilita Bowl and David Lloyd
- Leasehold and Freehold interest invited

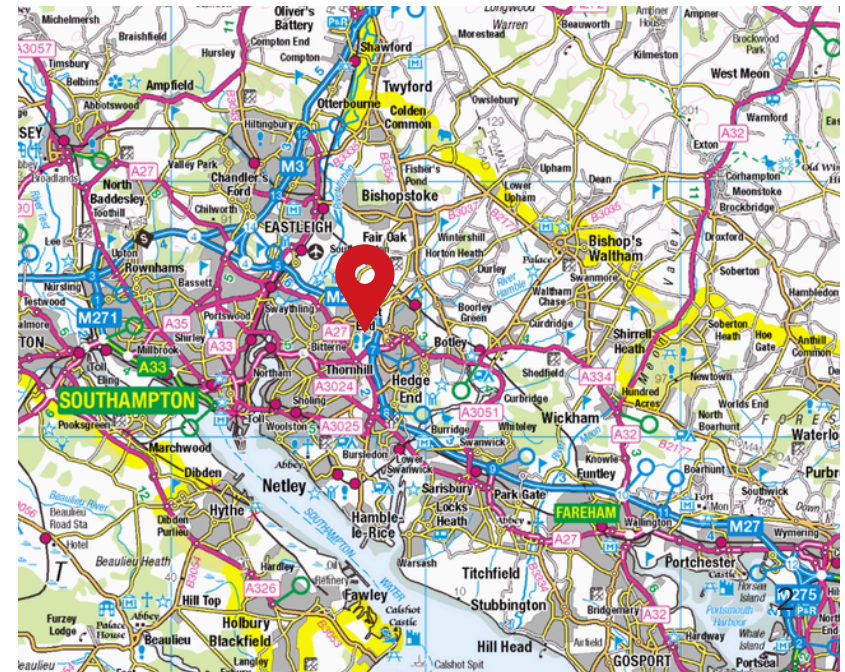
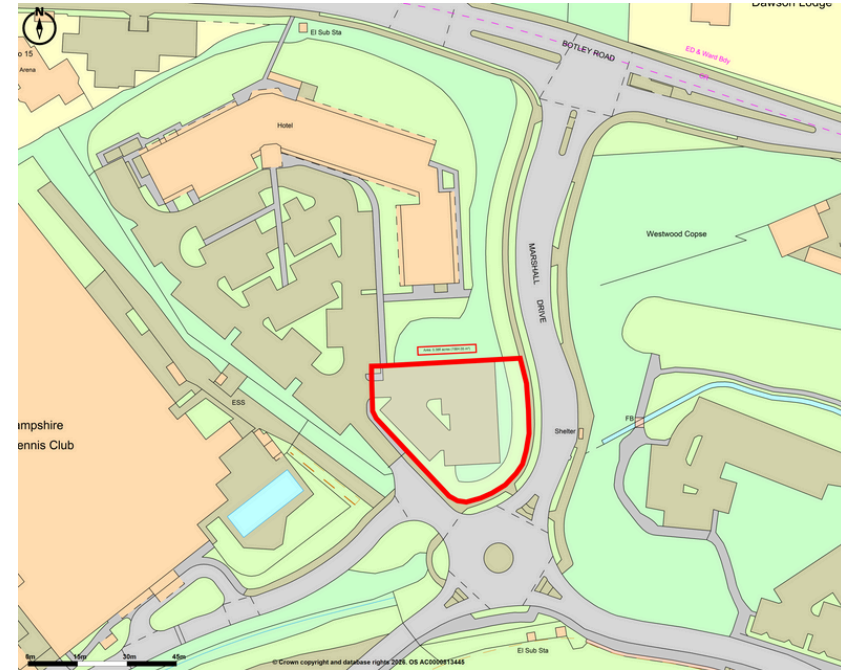
Location

The site occupies a prominent corner position adjacent to Botley Road (B3035) and Marshall Drive, within the established commercial and leisure location of West End, Southampton.

West End lies approximately 6 miles north-east of Southampton city centre, 17 miles west of Portsmouth, and 16 miles south of Winchester, benefiting from excellent regional connectivity.

The property is situated immediately off Junction 7 of the M27, which provides direct east-west connectivity between Cadnam and Portsmouth and carries in excess of 140,000 vehicle movements per day. The M3 motorway, located approximately 6 miles north, provides further strategic access to Eastleigh, Winchester and the wider South East.

Southampton Airport is located approximately 3.6 miles west, offering domestic and international flights. Hedge End railway station is approximately 2 miles from the site, providing regular services along the South Coast and to London. Southampton Central Station is approximately 5 miles away and offers comprehensive national rail connections.



- [LOCATION MAP](#)
- [WHAT3WORDS](#)
- [DRONE VIDEO](#)
- [BIRDS EYE VIEW](#)

Site Description

The Holiday Inn Express occupies the majority of the wider site. The subject land, located to the south, is surplus to the hotel's operational requirements and is currently underutilised. The hotel comprises approximately 182 guest rooms and 160 on-site car parking spaces, serving both business and leisure demand given its proximity to the M27 and Utilita Bowl.

The site extends to approximately 0.386 acres, comprising predominantly surfaced car parking with grassed boundaries. The site has been cleared in reference for development. There is potential for the plot size to be extended, subject to further agreement (see below).

The land is broadly level and irregular in shape, set within a predominantly urban environment. Surrounding occupiers include David Lloyd Southampton and the Utilita Bowl, creating a strong leisure-led commercial destination.

Planning

The site is not in a prohibitive flood zone or conservation area.

Services

The site is considered suitable for a range of commercial and leisure uses, subject to planning. Interested parties are encouraged to make their own enquiries.



Traffic Count

Approximate daily vehicle movements:

M27- 140,000

B3035- 25,000

A27- 15,000

Tollbar Way- 30,000

Target Occupiers

- Coffee Drive-Thru operators
- Fast casual QSR
- Nursery
- Veterinary
- Storage and EV charging operators

Nearby occupiers

David Lloyd

A premium health and wellbeing club offering a state-of-the-art gym, group fitness classes, swimming, tennis and padel, alongside a luxury spa and stylish social spaces.

Utilita Bowl

The Utilita Bowl is a major sports and events venue and the home of Hampshire County Cricket Club, hosting domestic and international cricket.

The venue also stages concerts, conferences and large public events. The capacity rises to approximately 25,000 for major events, attracting hundreds of thousands of visitors a year.





*The red line illustrates the potential extent of the site, subject to further discussions. Additional information is available upon request.

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Rating

To be assessed on completion of development

EPC

To be assessed on completion of development

Tenure & Opportunity

Expressions of interest are invited on both a freehold site basis subject to planning, we will also invite offers on a leasehold basis. We require details from each occupier in respect of their proposed use and timescales, along with site requirements including site size, building size and number of car parking spaces.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.

Viewing

Viewing strictly via appointment with the following:



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