



Unit 13 Botting Industrial Estate, Hillsons Road,  
Botley, Southampton SO30 2DY

TO LET | 581.72 sq. m. (6,261 sq. ft.)



## Summary



Total GIA - 581.72 sq. m. (6,271 .sq. ft.) + container



New 120mm Trisomet insulated steel sheet roof installed (May 2025)



6.76m to underside of ridge



5.22m to underside of haunch



LED high bay warehouse lighting



3 phase electricity supply



Carpeted floors to offices



20ft container at rear

## Description

Unit 13 comprises a mid terrace industrial / warehouse premises constructed in the late 1970s/early 1980s. The building is built using a steel portal frame with brick elevations and profiled metal sheet eaves above the first floor windows under a newly installed 120mm Trisomet insulated profile sheet roof.

The unit is accessed via a 3.87m wide by 4.29m concertina loading door or via the personnel entrance. The warehouse space is column free, with a two storey office/ ancillary block providing open plan 1st floor office space and single ground floor meeting room/private office. In addition is a store mezzanine attached to the office block.

The demised forecourt area in front of the unit, which is approximately 25m x 18m, is laid to concrete.

### Industrial

- 6.76m to the underside of the ridge
- 6m to the underside of the eaves
- 5.22m to the underside of the haunch
- LED warehouse lighting
- 1 x 3.87m wide by 4.29m concertina loading door
- Brick elevations with profile metal sheets to eaves and ridge above 1st floor windows
- New 120mm Trisomet insulated steel sheet roof
- 3 phase electrical supply
- Calor propane gas tank at rear (securely fenced).
- Combat gas warm air blower
- Roof mounted ceiling fans
- Mains water and drainage

### Office

- Ground and first floor offices
- Carpet
- Suspended ceilings with recessed LED lighting (1st floor only)
- Ceiling mounted CAT II lighting (GF only)
- Electric wall heaters (GF only)
- Ground male and female WCs

## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to NIA or GIA as follows:

| Floor        | Sq. m         | Sq. ft       |
|--------------|---------------|--------------|
| Ground       | 546.74        | 5,885        |
| First        | 25.49         | 274          |
| Mezzanine    | 9.49          | 102          |
| <b>TOTAL</b> | <b>581.72</b> | <b>6,261</b> |

## Rent

£70,000 per annum exclusive of rates, VAT & all other outgoings.

## Tenure

Available by way of a new full repairing and insuring lease.

## Rateable Value

The premises are assessed as Warehouse and Premises with a 2023 Rateable value of £37,000.

Source: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

## Service Charge

A service charge is levied to cover communal costs on the estate. Approximately £850 per quarter.

## EPC Rating

Rating B42.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax. The property is VAT elected, therefore VAT is payable on rent.

## Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.







## Location

The property is located on Bottings Industrial Estate, immediately north-east of the attractive and affluent Hampshire village of Botley.

The area surrounding the property would be described as semi-rural with access to the M27 c.2.9 miles to the west via the A334 Station Hill and Hedge End. The property sits towards the front of the estate and is directly accessed from Hillsons Road.

Botley train station is immediately adjacent the estate.

## Viewing

Strictly by appointment with the sole agents Hellier Langston.



Schedule an appointment

[www.hlp.co.uk](http://www.hlp.co.uk)

T: 01329 220 111

E: [fareham@hlp.co.uk](mailto:fareham@hlp.co.uk)

T: 02382 022 111

E: [southampton@hlp.co.uk](mailto:southampton@hlp.co.uk)

Contact our agency team

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E: [patrick@hlp.co.uk](mailto:patrick@hlp.co.uk)

**Matthew Poppett**

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