



Units 19 & 20 Solent Industrial Estate

Shamblehurst Lane, Hedge End, Southampton

SO30 2FY

FOR SALE / TO LET

1,372.70 sq m (14,776 sq ft)



**HELLIER
LANGSTON**

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Semi Detached Industrial/ Warehouse Unit

Description

Units 19-20 comprises a mid-terrace industrial / warehouse premises which was refurbished in 20 with a new roof and grade A airconditioned offices.

Externally there is a loading apron and car park opposite a large communal car park which serves all tenants on the estate on a first come first served basis.

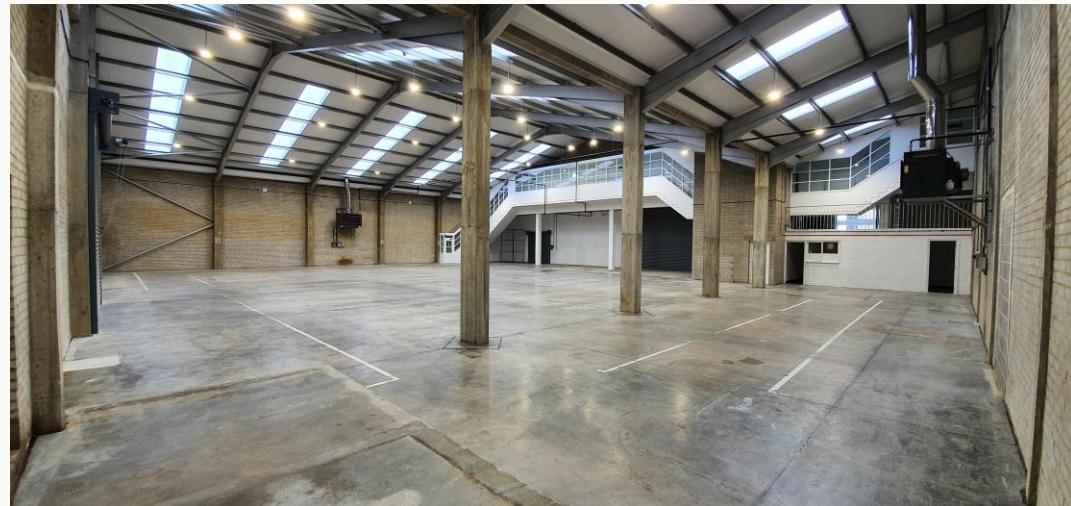
Specification

Warehouse

- 5.5 m eaves height
- 5.13 m haunch height
- 8.5 m ridge height
- Concrete loading apron
- 3 x new loading doors
- Insulated profile metal roof incorporating day light panels
- LED warehouse lighting

Office Specification

- 1st floor offices
- Carpet
- Suspended ceilings
- LED PRI operated lighting
- Air conditioning
- Tea point
- Male and female ground floor WC's





Semi Detached Industrial/ Warehouse Unit

Accommodation

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

	Sq m	Sq ft
Ground Floor Warehouse and ancillary areas	994.04	10,215
First floor office and ancillary areas	350.26	3,770
Mezzanine	73.52	791
Total	1,372.82	14,776

Business Rates

The premises are assessed in the April 2026 Rating List as Warehouse and Premises with a Rateable Value £114,000.

Estate Charge

For 2025/26 the service charge for the whole building was £ + VAT. Split pro rata circa 68% will be applied to Unit 19-20. On this basis the service charge for 2025/26 would be £ + VAT

Building Insurance

The insurance premium for the whole building for 2025/26 was £ + VAT. On the same basis set out above this would break back to £ + VAT

EPC

D-84 until 25 July 2031

Long Leasehold Price

The opportunity to purchase the remainder of a 990 years Long Leasehold interest (less one month) from 25 December 1990 at a peppercorn rent.

Quoting price £2,350,000 + VAT

Terms

The premises are available by way of a new Full Repairing and Insuring lease on terms to be agreed.

Rent

£145,000 per annum exclusive

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

AML

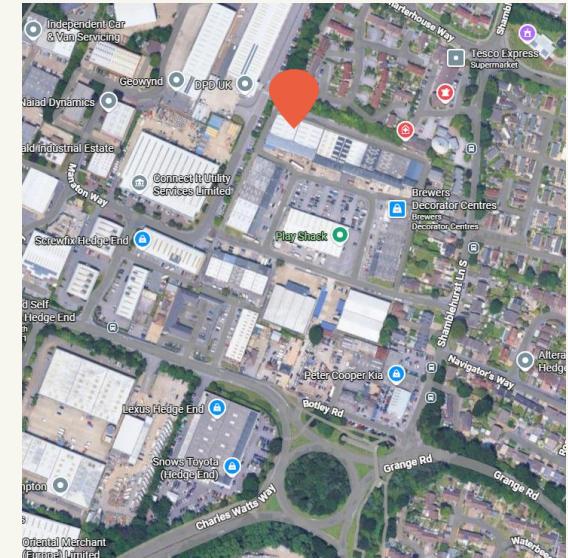
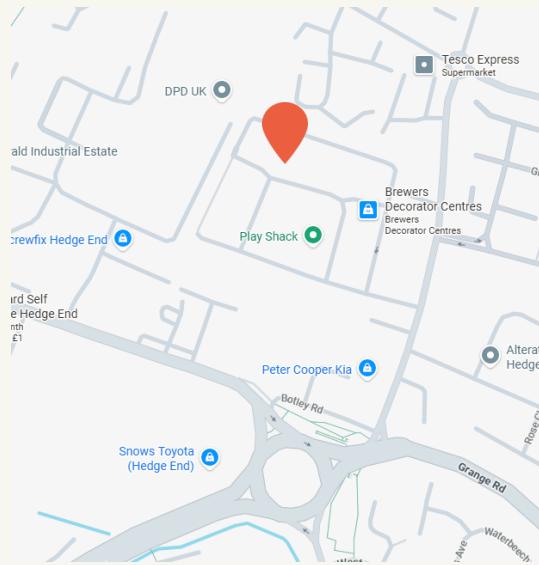
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Code for 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 unit is situated on the established Solent Trading Estate off Shamblehurst Lane in Hedge End. Hedge End is situated in a strategic location on Junction 7 of the M27 between the major conurbations of Southampton and Portsmouth. Access to Junction 7 of the M27 is via Botley Road and Charles Watts Way (A344) dual carriageway. Hedge End train station has service to Southampton, Fareham and Portsmouth with links to national rail network. Air services are provided from Southampton International Airport located at Junction 5 of the M27.



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Strictly by appointment with sole agents Hellier Langston