

TO LET - UNIT 9
TRADE COUNTER /
WAREHOUSE / SHOWROOM
4,525 SQ FT (420.39 SQ M)

AVAILABLE NOW

///rescue.ranged.edges ///



Address: Tollbar Way,
Southampton SO30 2JN



UNIT 9

HEDGE END



The Property occupies a central position within the Hedge End cluster, fronting Tollbar Way (B3342), the area's principal commercial thoroughfare with the northern units backing on to Botley Road. The Property is amongst established retail occupiers within nearby Bradbeers Retail Park, Hedge End Retail Park (North), including M&S, Sainsbury's and McDonald's. Nearby trade estates include Hamilton and Nelson Trade Parks, home to Screwfix, Toolstation and Dulux. This critical mass of complementary occupiers reinforces Hedge End's position as the leading trade and retail warehousing destination on the South Coast.

STAND OUT. TRADE BETTER.

A RARE OPPORTUNITY TO LOCATE ON ONE OF THE BUSIEST OUT OF TOWN TRADE LOCATIONS ON THE SOLENT CORRIDOR



RIGHT PLACE. RIGHT SIZE. RIGHT NOW.

Hedge End Trade Park is a modern trade and retail estate arranged in a horseshoe configuration with free communal car parking, accessed directly from Tollbar Way with prominent totem pole signage. Public transport options nearby include local buses with stops 1 minute walk away.

Unit 9 is located mid-terrace between Topps Tiles and Halfords Auto Centre. Stores on the estate are open 7 days a week (Sundays 10am to 4pm) and Greggs open 6am to 9pm and KFC 10am to 11pm. The McDonalds drive thru next door is open 24 hrs. The unit offers clear-span accommodation with good natural light, approximately 5.5m eaves height, a sectional loading door, and forecourt parking directly in front, with additional visitor parking within the estate.



5.5m eaves to underside of haunch



Free visitors car parking open 7 days a week



Electrically operated loading doors



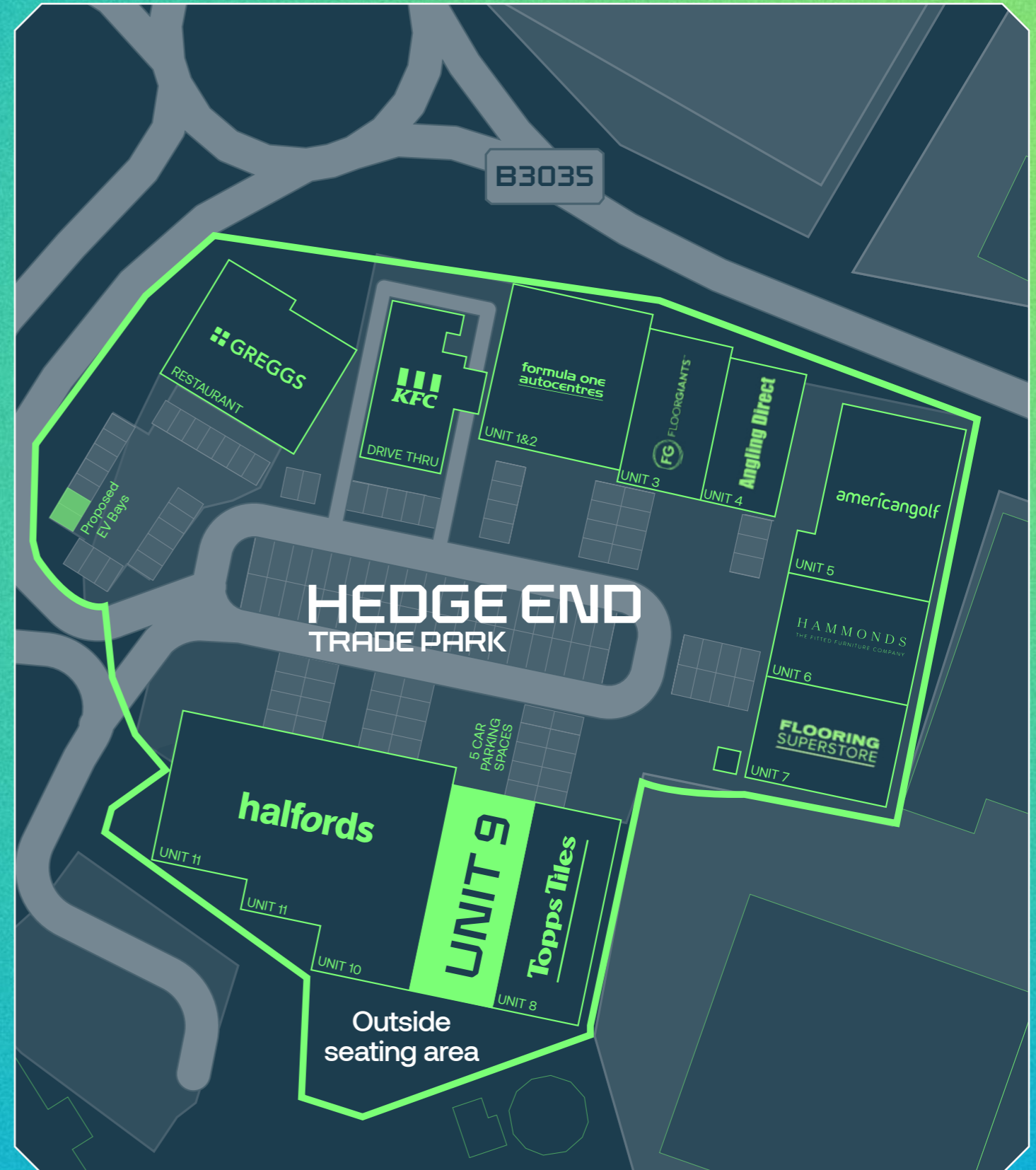
Motorway access to J7, M27



5 Parking spaces and loading area



Strong Trading location



EPC	Unit 9	Sq M	Sq Ft
C	Warehouse	420.39 Sq M	4,525 Sq Ft

Approximate Gross Internal Area (GIA)



LOCATION



M27 J7
0.7 Miles

Southampton Airport
5.5 Miles

Southampton
6.0 Miles

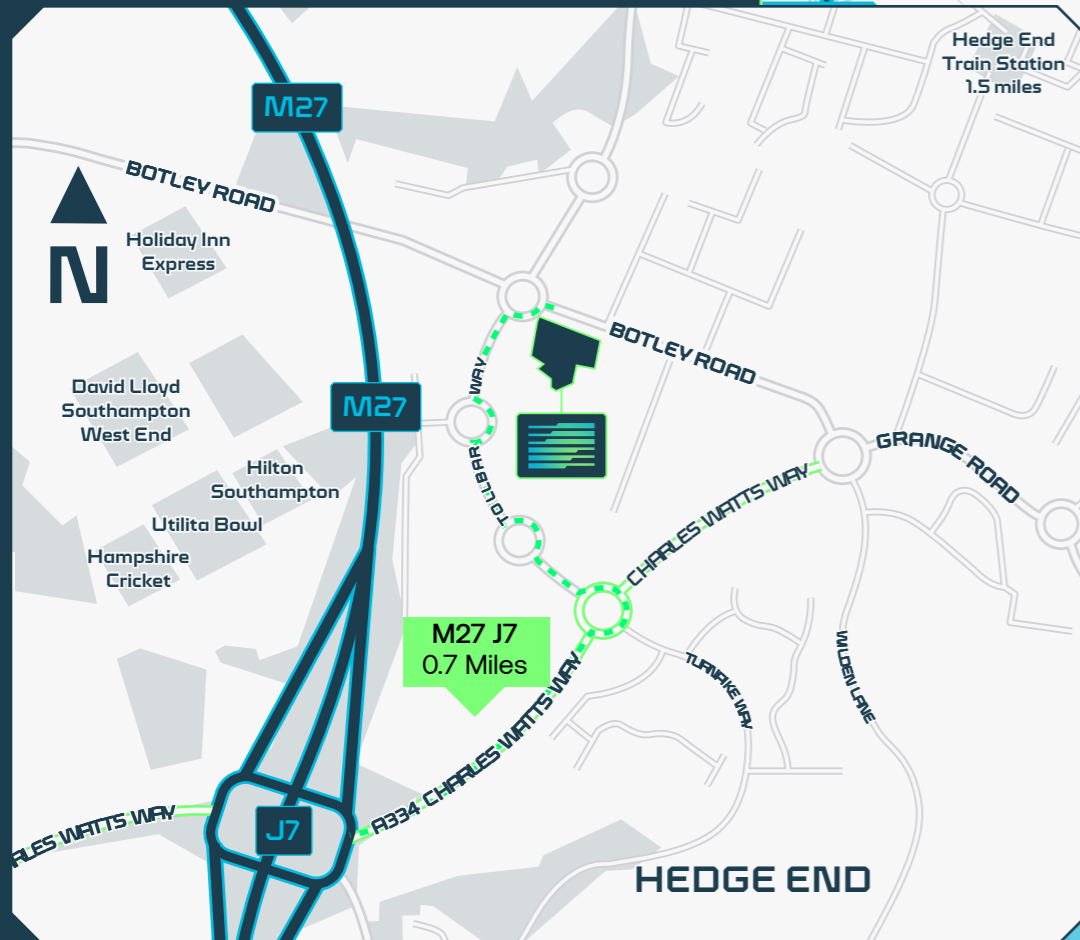
M3 J5
6.0 Miles

Portsmouth
15.0 Miles

London
82.0 Miles

Hedge End occupies a strategic location at Junction 7 of the M27 motorway sitting between Southampton and Portsmouth, providing excellent connectivity to the wider South Coast and national motorway network via the M3 motorway.

The Hedge End Cluster is a dominant industrial and retail warehousing centre covering approximately 175 acres. It is host to a wide range of national occupiers, including Marks and Spencer, Sainsbury's and B&Q, supported by strong demographics with 71.6% of population economically active (vs 69.9% national average) and strong transport links. There is a population of 738,703 accessible within a 30 min drive time.





UNIT 9



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Terms: Unit 9 is available on a new FRI lease on flexible lease terms.

Rent: £112,950 per annum exclusive

Estate Service Charge: £16,956.17 per annum

Business Rates; The ratable value from 1st April 2026 will be £86,000. Interested parties are advised to make their own enquiries with Eastleigh Borough Council, before completing a lease.

Legal costs: Both parties to pay their own legal costs.

AML: In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

EPC: Rating of C



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