



TO LET

**INDUSTRIAL/WAREHOUSE UNITS ON
POPULAR ESTATE**

**EACH UNIT
4,993 SQ FT // 463.73 SQ M**

UNITS 33 & 34 SOUTH HAMPSHIRE INDUSTRIAL PARK TOTTEN, SOUTHAMPTON, HAMPSHIRE, SO40 3SA



SUMMARY

- NEW FRI LEASE
- OPEN PLAN FIRST FLOOR OFFICES
- EASY ACCESS TO THE M27/A31

RENT:
£61,200 EXCLUSIVE OF VAT

- ON SITE PARKING
- AVAILABLE INDIVIDUALLY OR COMBINED

COMBINED RENT:
ON APPLICATION.



DESCRIPTION

Purpose built mid-terrace warehouse constructed around a steel portal frame with part block-work and part profile clad elevations set beneath a pitched and clad roof with insulated panels incorporating translucent day-light panels.

Internally the warehouse space benefits from the following:

- Concrete floor
- The loading doors measuring 5.5m wide x 4.85m high
- Three phase electricity
- High Bay overhead lighting
- Internal eaves height of 5.45m rising to 6.58m

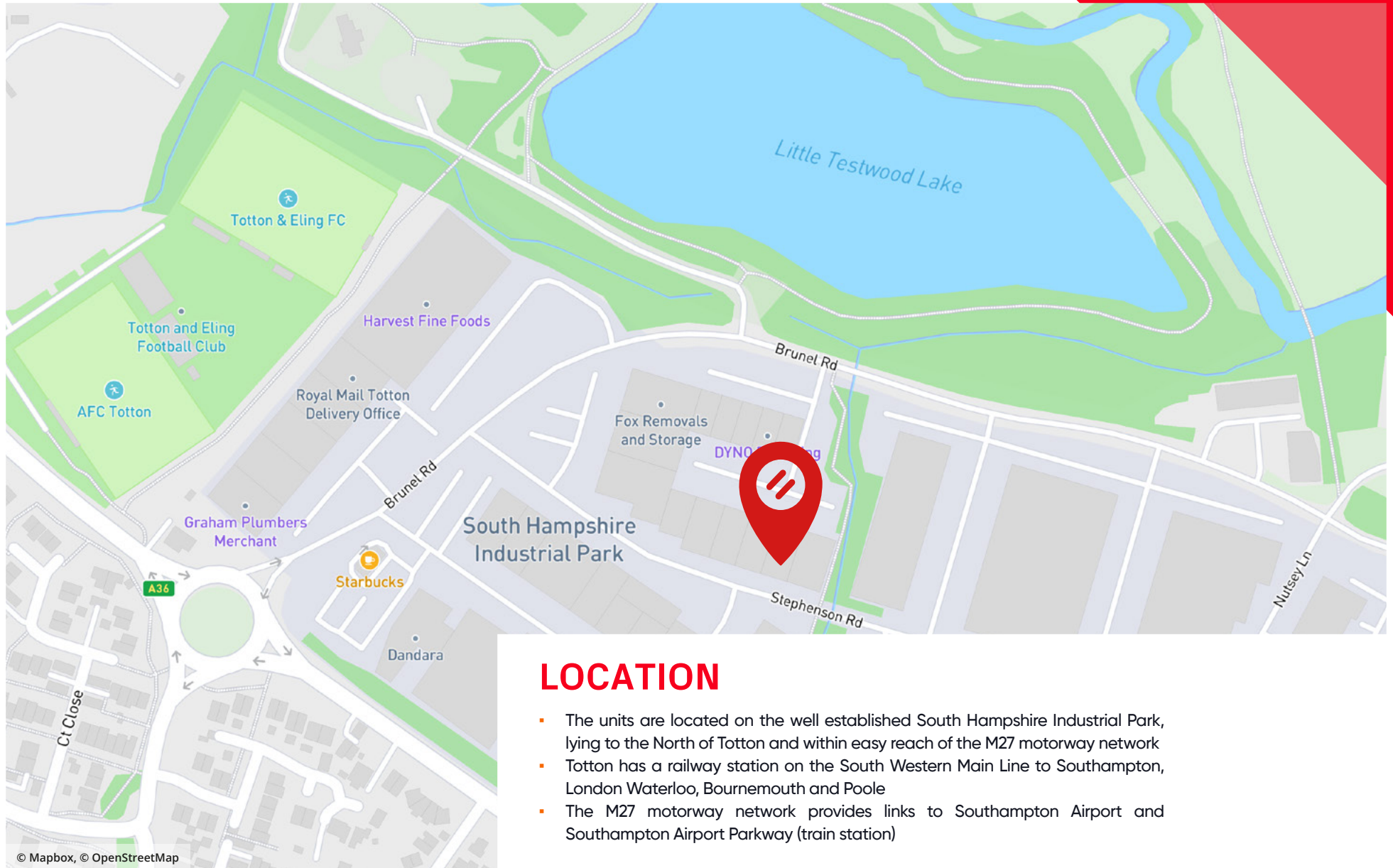
There is a two-storey section to the front comprising:

- Personnel entrance
- Kitchen
- Male and female WCs
- Office
- Lobby for visitors and stairs to the first floor offices

The first floor office space is open plan and benefits from the following brief general specification:

- Carpet
- Aluminium framed windows
- Suspended ceilings with LED lighting

Vehicular access to the property is available from Brunel Road and there is a concrete forecourt immediately to the rear elevation of the warehouse providing parking and access to the loading bay.



LOCATION

- The units are located on the well established South Hampshire Industrial Park, lying to the North of Totton and within easy reach of the M27 motorway network
- Totton has a railway station on the South Western Main Line to Southampton, London Waterloo, Bournemouth and Poole
- The M27 motorway network provides links to Southampton Airport and Southampton Airport Parkway (train station)

ACCOMMODATION

	sq m	sq ft	Rent
Unit 33	463.73	4,993	£61,200
Unit 34	463.73	4,993	£61,200
Combined	927.46	9,986	ON APPLICATION

The property has been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice. The measurement are approximate Gross Internal Area.

LEASE

The premises are available to lease exclusive of rates, service charge, VAT and all other outgoings payable quarterly in advance by standing order.

RATEABLE VALUE

To be re-assessed

SERVICE CHARGE

There is a service charge for the upkeep, management and maintenance of the common parts within the estate, details upon request.

EPC RATING

Unit 33 - D - 76

Unit 34 - D - 80

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

VIEWINGS

Strictly by prior appointment through the sole agents, **GOADSBY**, through whom all negotiations must be conducted.



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IMPORTANT

IDENTIFICATION

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant once a letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed tenant once terms have been agreed.

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.



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