

Stanstead Road Trade Park

Mid-Terrace Trade Counter Unit 3 Available To Let

457.83 sq m (4,928 sq ft)

GOODWOOD ROAD,
EASTLEIGH, HAMPSHIRE,
SO50 4RZ

EXISTING ESTATE
TRADE OCCUPIERS:

SCREWFIX

TOOLSTATION

gap

Dulux
DECORATOR
CENTRE

WOLSELEY

HOWDENS
JOINERY CO.

PROTYRE
www.protyre.co.uk

| 6.5 m to eaves / 5.35 m to haunch | Ground floor offices | Self-contained car park | Only 0.7 miles from J13 of the M3

To be refurbished to a high standard

AVIVA
INVESTORS

Location

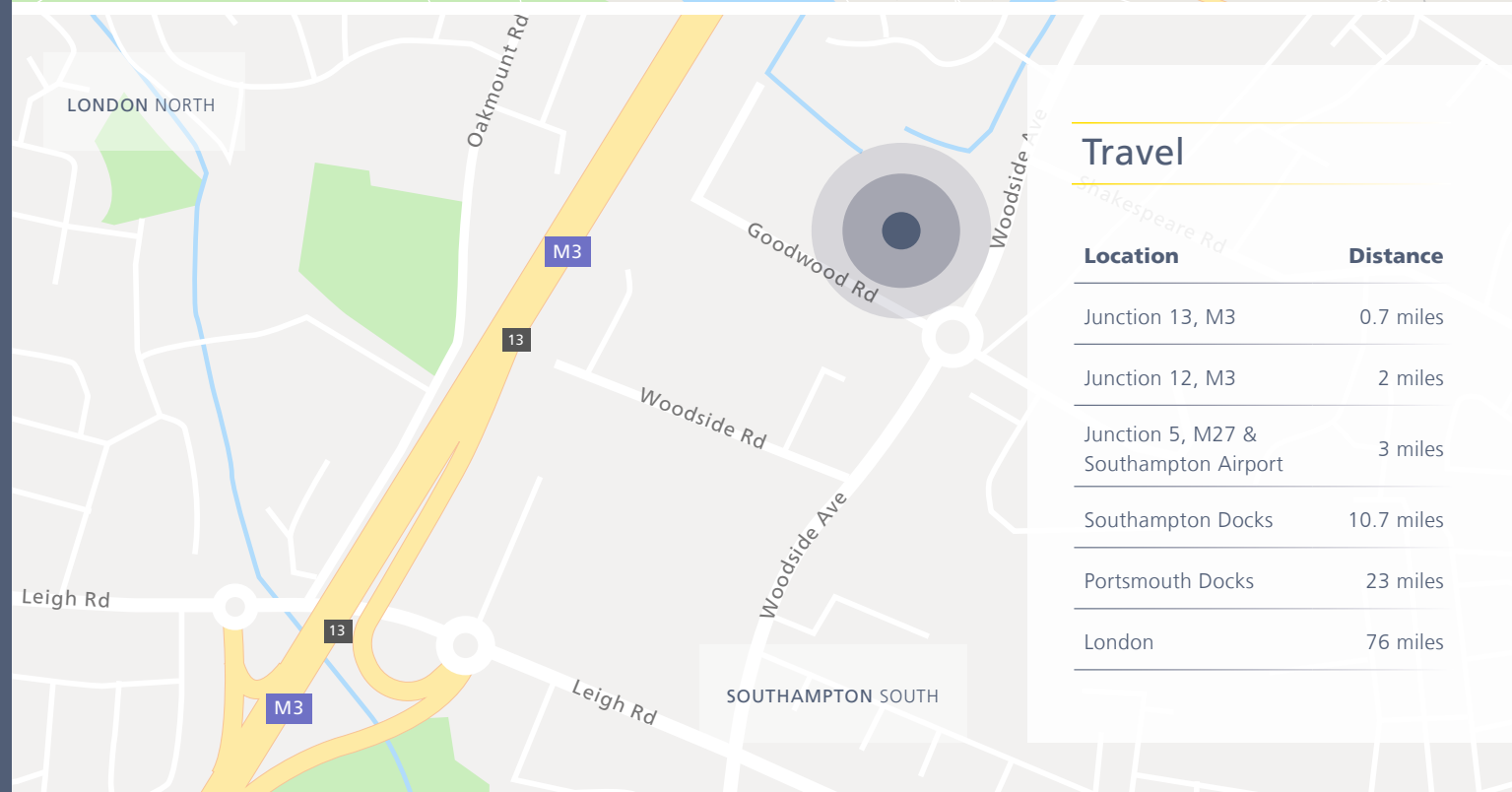
The unit is located on the Stanstead Road Trade Park on Goodwood Road. Goodwood Road links to Woodside Avenue providing access to the M3, Junction 12 via A335 Allbrook Way, and the M3, Junction 13 via A335 Leigh Road.

Description

The available property currently comprises a mid-terrace steel portal frame industrial/warehouse unit under a pitched asbestos cement sheet roof with 10% natural roof lights. The office accommodation is at ground level and is fitted out with carpet flooring, strip lighting and electric heating.

Specification

- 6.5m to eaves
- 5.35m to haunch
- 1 No. 4.5m wide x 5m high electric up and over door
- Warehouse lighting
- Painted concrete floor
- Ground floor offices
- Suspended ceiling with recessed lighting
- Carpets and perimeter trunking
- Male, female and disabled WCs



Travel

Location	Distance
Junction 13, M3	0.7 miles
Junction 12, M3	2 miles
Junction 5, M27 & Southampton Airport	3 miles
Southampton Docks	10.7 miles
Portsmouth Docks	23 miles
London	76 miles



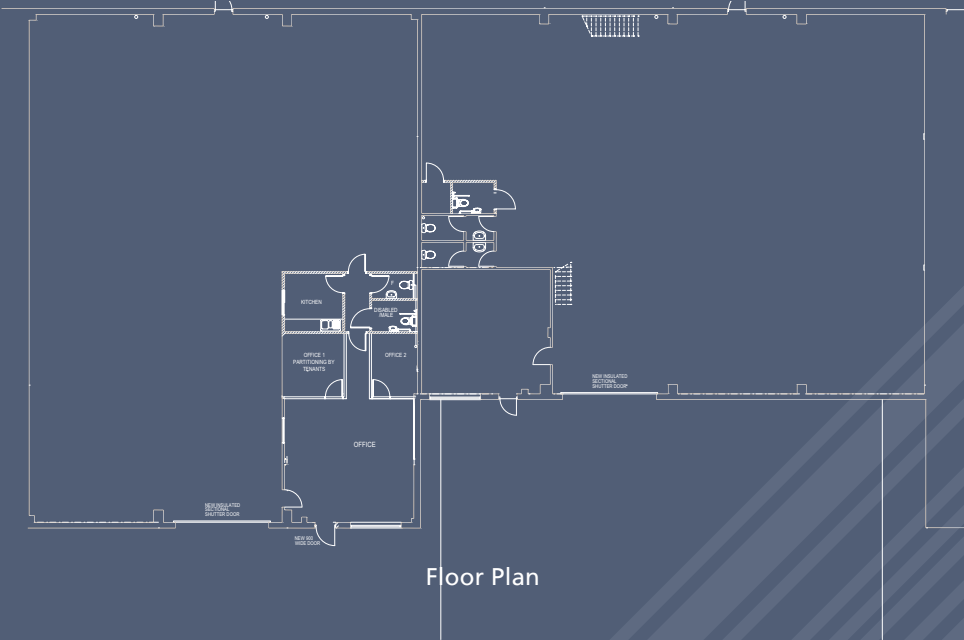
Examples of an Aviva refurbishment



Accommodation

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition) to the following areas:

Unit 3	SQ M	SQ FT
Warehouse	386.12	4,156
Ground floor office and ancillary areas	71.71	772
Total	457.83	4,928





M3

Goodwood Road

Unit 3

Royal Mail

WOLSELEY

Boyatt Wood Industrial Estate

HOWDENS

Challenge Detector Cleaning

TOOLSTATION

SCREWFIX

Stanstead Road Trade Park

Rates

We understand from the valuation office website: www.gov.uk/correct-your-business-rates/ that this unit has a rateable value, effective from 1 April 2017 of £31,500.

Legal Costs

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

EPCs

The property has an EPC rating of C-61.

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed.

Rent

£69,000 per annum.

Contact

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