



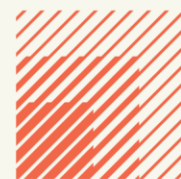
Unit 18 South Hampshire Industrial Park

Eddystone Road, Totton, Southampton

Hampshire SO40 3SH

TO LET

749.76 sq. m. (8,069 sq.
ft.)



**HELLIER
LANGSTON**

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Industrial/ Warehouse Unit

Description

The property comprises an end of terrace steel portal frame industrial unit underneath a new profile metal sheet insulated roof with intermittent daylight panels.

Externally the unit has part brick part clad elevations to the front, rear and side elevations. Loading and parking are via a concrete forecourt with approximately 6/8 car parking spaces plus an additional 8 demised car parking spaces in the Eddystone Road car park opposite Starbucks.

Internally a ground floor lobby leads to a staircase to a showroom or 1st floor office. This is currently open to the roof with a single partitioned office with suspended ceiling. This could be enclosed again if required. Linking to this area is an additional mezzanine floor within the warehouse with a separate staircase to the ground floor.

The lobby on the ground floor also leads through to 3 large rooms which can be used as offices, stores, showroom or kitchen/canteen. There are separate male and female WC blocks.

The warehouse is clear span and lit with LED lighting and has a large mezzanine floor.



Industrial/ Warehouse Unit

Specification

Ground floor

- Ridge height 6.80m
- Eaves height 5.78m
- Haunch height 5.01m
- Concertina sliding loading door 5.52m wide by 4.99m high
- New profile metal sheet insulated roof intermittent day light panels
- 3 phase 100amp electric supply
- Warehouse LED lights
- Ground floor male and female WC blocks

1st Floor

- Open plan showroom/office
- Single partitioned office with suspended ceiling and LED lights
- Roof mounted LED lights
- Carpets
- New uPVC double glazed windows

External

- Concrete forecourt for loading and unloading plus car parking for 6 to 8 cars
- 8 car parking spaces in the Eddystone Road Car Park opposite Starbuck





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
Warehouse and ancillary areas	538.77	5,799
First floor office and ancillary areas	125.29	1,348
Mezzanine	85.70	922
Total	749.76	8,069

Business Rates

According to the Valuation Office Agency website the Rateable Value is £50,000.

Estate Charge

We understand there is an estate service charge.

EPC

C-74

Terms

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

Rent

£70,000 per annum

VAT

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

AML

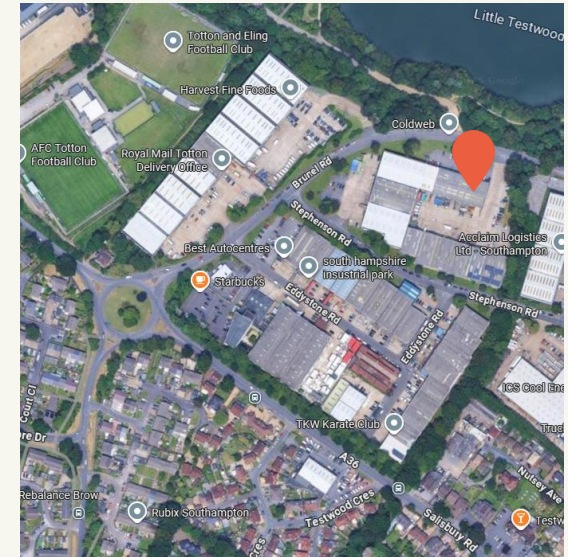
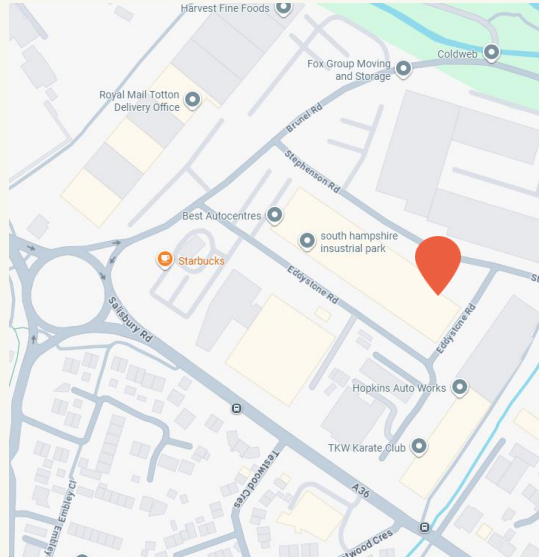
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

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 South Hampshire Industrial Park is part of the larger Calmore Industrial Estate. The unit is located on Eddystone Road and can be accessed from Stephenson Road or Brunel Road the main arterial route through the Estate. Calmore Industrial Estate is accessed via the A36 Salisbury Road which links to junction 2 of the M27 to the North and Totton Town Centre and Redbridge Road to the South.



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Strictly by appointment with sole agents Hellier Langston