

TO LET - UNIT 8
TRADE COUNTER /
WAREHOUSE / SHOWROOM
4,523 SQ FT (420.20 SQ M)

AVAILABLE NOW

///rescue.ranged.edges



Address: Tollbar Way,
Southampton SO30 2JN



HEDGE END

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 8 is an end-of-terrace unit located next to Unit 9 which is now under offer. 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



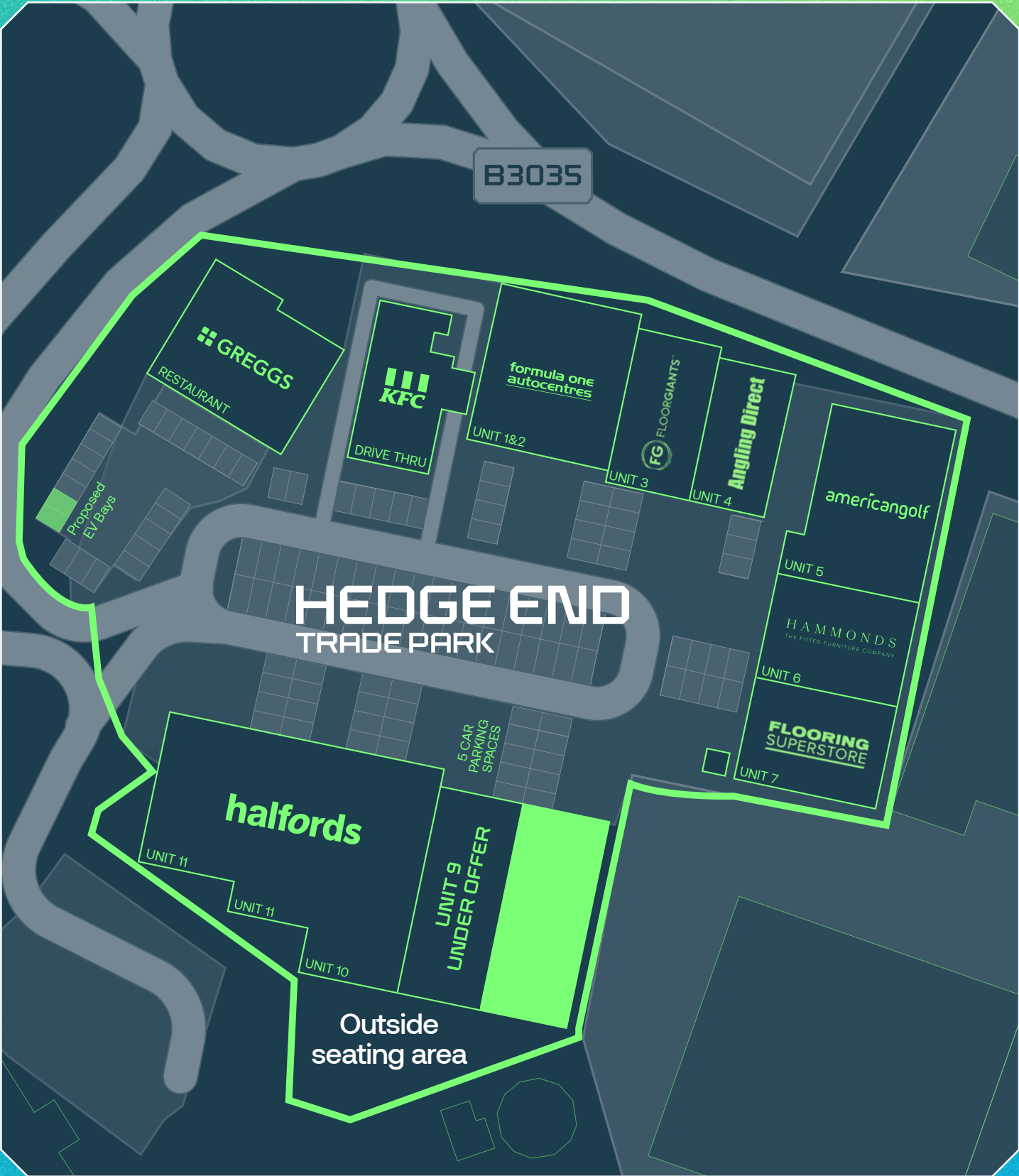
Motorway access to J7, M27



5 Parking spaces and loading area



Strong Trading location



EPC	Unit 8	Sq M	Sq Ft
C	Warehouse	420.20 Sq M	4,523 Sq Ft

Approximate Gross Internal Area (GIA)



LOCATION

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.



M27 J7
0.7 Miles

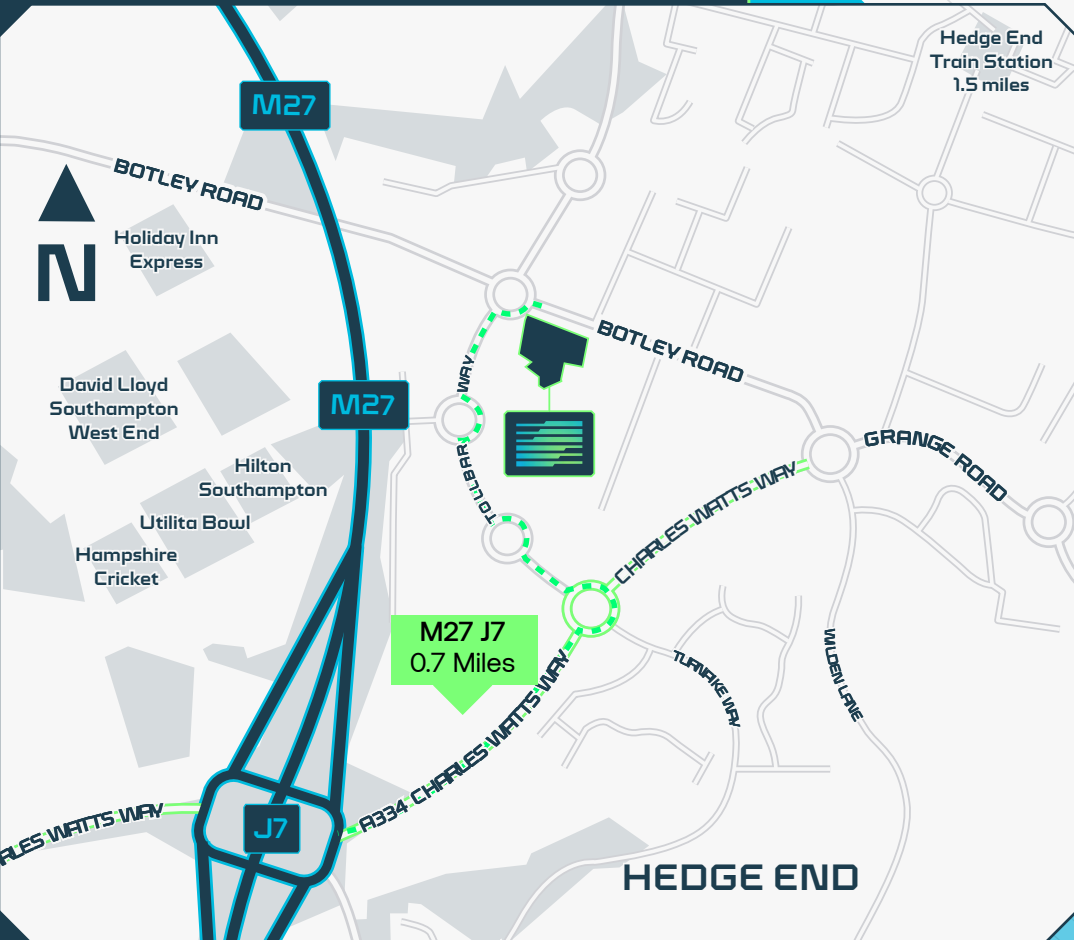
Southampton Airport
5.5 Miles

Southampton
6.0 Miles

M3 J5
6.0 Miles

Portsmouth
15.0 Miles

London
82.0 Miles







Terms: Unit 8 is available on a new FRI lease on flexible lease terms.

Rent: £113,075 per annum exclusive.

Estate Service Charge: £10,680 per annum exclusive.

Business Rates; The rateable 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 C56.



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