



# Unit 21 Solent Industrial Estate

Shamblehurst Lane, Hedge End SO30 2FY

**FOR SALE**

678.11 sq m (7,299 sq.ft)



**HELLIER  
LANGSTON**

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# Mid Terrace Industrial/ Warehouse Unit

## Description

The unit comprises a mid-terrace industrial unit constructed in the late 1960s/ early 1970s with a two storey section on the front constructed of brick under a flat roof and rear warehouse under a steel pitched portal frame with insulated profile metal sheet roof and daylight panels.

The front elevation of the warehouse is brick and interspersed with double glazed uPVC windows and aluminium framed glazed curtain wall with personal entrance door and access to the warehouse area under the first floor offices via an electric roller shutter door. Externally the unit has a forecourt with car spaces and loading area in front of the warehouse door.

The warehouse area is clear span with epoxy floor painted concrete floor. The area is heated by a ceiling mounted gas blow heater and lit with roof mounted LED lights. At the rear of the warehouse is a flat roof lockable store. Within the warehouse there are two mezzanine floors. One is located behind the main reception block and welfare facilities the other is located beneath the office undercroft providing restricted height storage. The ground floor welfare areas include 3 WC's and separate shower.

The first floor has been divided into 4 cellular offices, kitchen break out area and male and female WC's. The office areas have carpet, LED lighting and a suspended ceiling, small power and gas central heating. The kitchen/break out area has a fully fitted kitchen with cooker, dishwasher and fridge. At the top of the stairs is a corridor leading to the two WC's.



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## Specification

### Warehouse

- Eaves height 4.75 m
- Haunch height 4.10m
- Underside of roof 5.35 m
- Insulated profile metal sheet roof with daylight panels
- Electric roller shutter door 3.03m wide by 3.80 m high
- Ardex epoxy damp proof membrane applied prior to an application of Ardex R3 two-component primer with a reinforced fabric mesh. Topcoat is a nominal 4mm application of Ardex R70 P – Grey polyurethane floor screed
- Mains water and gas
- 3 phase electric supply with ring main and isolators
- LED warehouse lights
- Gas blow heater
- Thermostatic ceiling fans
- 3 Male and Female WCs
- Shower

### 1st floor office and ancillary area

- 4 x 1st floor partitioned offices
- LED lighting and suspended ceiling
- Gas central heating
- Carpets
- Fully fitted kitchen / Break out area
- 2 x WC's

### External area

- Forecourt car parking and loading
- Large communal car park





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## 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	557.42	6,000
First floor office and ancillary areas	120.69	1,299
<b>Total GIA</b>	<b>678.11</b>	<b>7,299</b>
Mezzanine	74.95	806
Mezzanine in undercroft	83.17	895
Lean to rear store	14.46	155

## Business Rates

According to the Valuation Office Agency website the Rateable Value is £56,000 in April 2026. The current multiplier is 0.48.

## Estate Charge

We understand there is an estate charge, it currently stands at £3,414.92 inclusive of VAT per annum.

## Building insurance

The currently building insurance stands at £3877.87 + IPT per annum

## EPC

TBC

## Tenure

The opportunity to purchase the remainder of a 999 year Long Leasehold interest from 25 December 1990 with an annual ground rent £100.

## Price

£1,100,000

## VAT

We understand that the property has not been elected for VAT.

## 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 unit is located on the Solent Industrial Estate, off Shamblehurst Lane. Shamblehurst Lane links to the A334 Charles Watts dual carriageway which provides access to J7 M27. The M27 is main arterial route linking Portsmouth and Southampton and the M3 at J4.



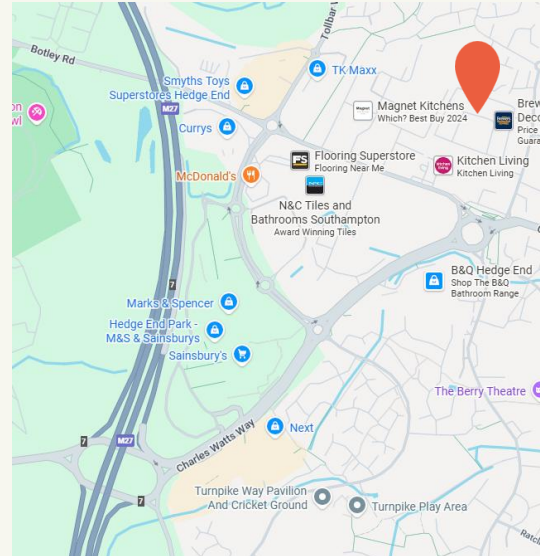
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## Contact us

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Strictly by appointment with joint sole agents Hellier Langston & Imperium