

**TO LET BY ASSIGNMENT**

**MODERN WAREHOUSE/INDUSTRIAL UNIT**

**2,100 SQ FT // 195.52 SQ M**



HAMPSHIRE COMMERCIAL

goadsby

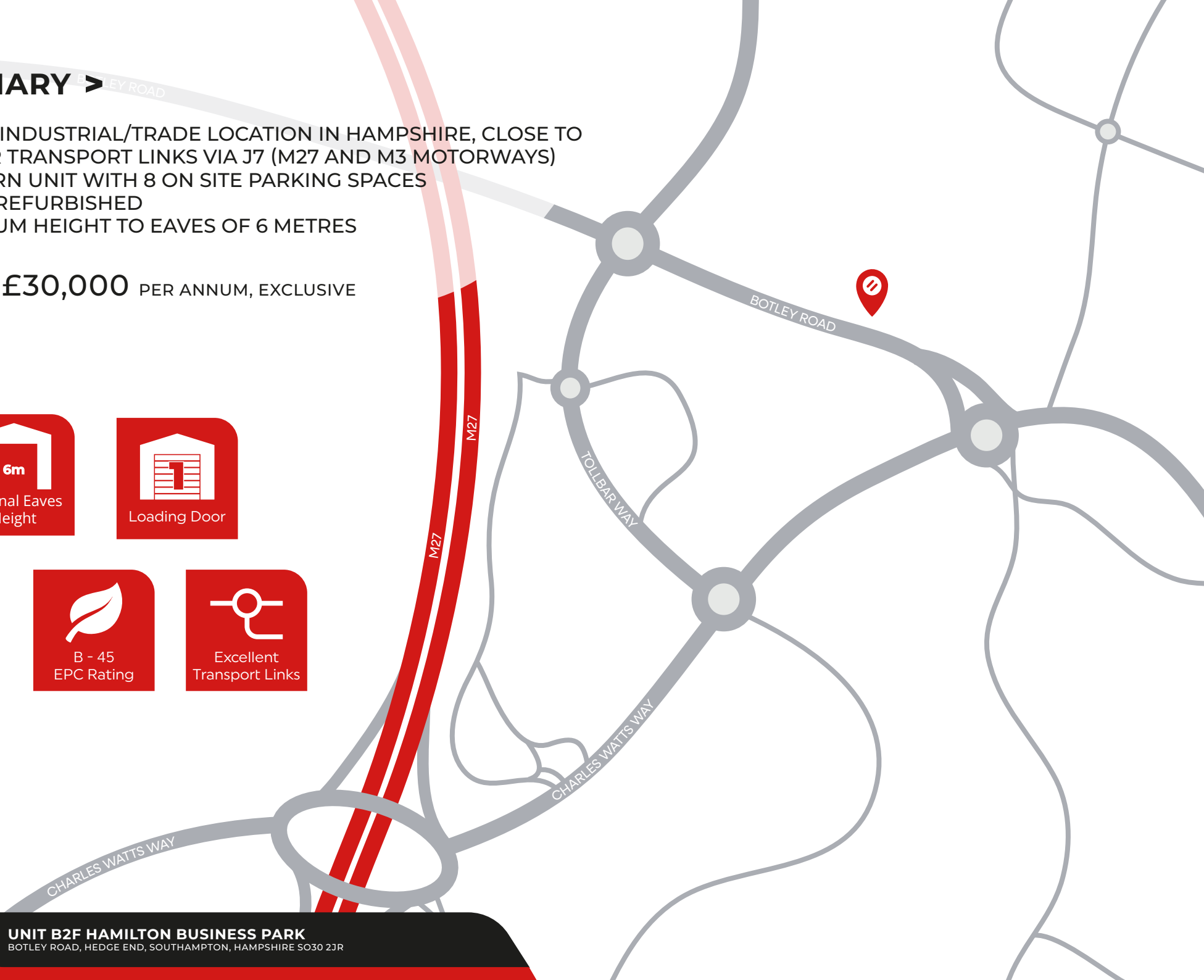
**UNIT B2F HAMILTON BUSINESS PARK**

BOTLEY ROAD, HEDGE END, SOUTHAMPTON, HAMPSHIRE SO30 2JR

## SUMMARY >

- PRIME INDUSTRIAL/TRADE LOCATION IN HAMPSHIRE, CLOSE TO MAJOR TRANSPORT LINKS VIA J7 (M27 AND M3 MOTORWAYS)
- MODERN UNIT WITH 8 ON SITE PARKING SPACES
- TO BE REFURBISHED
- MINIMUM HEIGHT TO EAVES OF 6 METRES

RENT: £30,000 PER ANNUM, EXCLUSIVE



## Location

Access to Junction 7 of the M27 is via Botley Road and Charles Watts Way (A334) dual carriageway. Hedge End train station has services to Southampton, Fareham and Portsmouth with links to the national rail network. Air services are provided from Southampton International Airport located at J5 M27.

## Description

This modern industrial unit is situated on the end of the terrace and is of clear span industrial frame with brick and block work to the lower walls and insulated cladding above. The unit has been fitted out for offices and training purposes to include carpeting and suspended ceiling throughout but this will be removed to take the unit back to it's original specification providing full height industrial space. This includes:

- WC to the rear of the premises
- Minimum eaves height of 6 metres
- Manually operated loading door with a height of 4.98 metres and width of 2.85m.
- Gas and Electric are connected to the premises.
- Externally the unit benefits from 8 parking spaces

## Accommodation

Gross Internal Area      2,100 sq ft      195.52 sq m



## Rent

£30,000 per annum, exclusive of rates, service charge and VAT.

## Lease

The premises are offered by way of an FRI lease assignment which expires on 23<sup>rd</sup> June 2033 with a rent review on 24<sup>th</sup> June 2028. There is a tenants break option on 23<sup>rd</sup> June 2028 subject to 7 months notice, The lease is excluded from the renewal provision of the Landlord and Tenant Act 1954.

## Use

The permitted use under the terms of the lease is for warehousing and distribution, Some class E uses may be accepted (subject to Landlord Consent) but motor trade and leisure uses will not be permitted.

## Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

## Rateable Value

£36,250 (from 1<sup>st</sup> April 2026)

43.2p in the £ for 2026/27.

## Parking

8 Parking spaces

## Legal Costs

Each party 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.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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## Important

### 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](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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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