



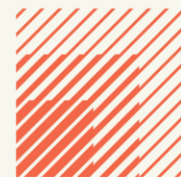
# Unit 9a Herald Industrial Estate

Herald Road, Hedge End, Southampton

SO30 2JW

**TO LET**

585.66 sq. m. (6,303 sq. ft.)



**HELLIER  
LANGSTON**

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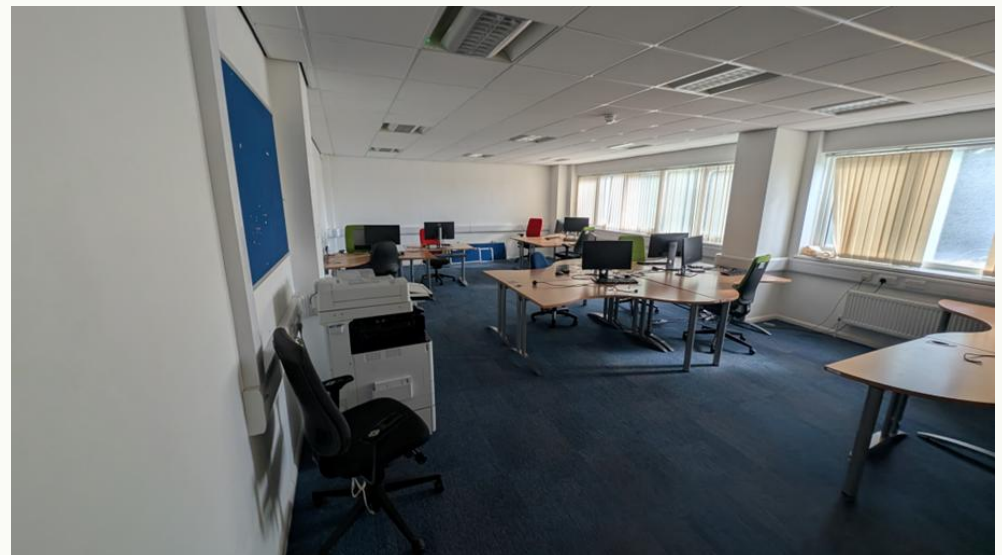
# Industrial/ Warehouse Unit (To Be Refurbished)

## Description

The unit comprises a semi-detached industrial / warehouse unit with loading canopy. The unit is constructed on a steel portal frame with part brick, part profile metal sheet elevations under a profile metal sheet roof with intermittent roof lights.

There is access directly to the warehouse via a loading door beneath the canopy or two separate pedestrian doors on the front elevation.

Internally the unit has a reception area, open plan ground floor office and separate kitchen. There are male and an accessible female WC's off a corridor leading to warehouse area. The first floor is fitted out as open plan offices.



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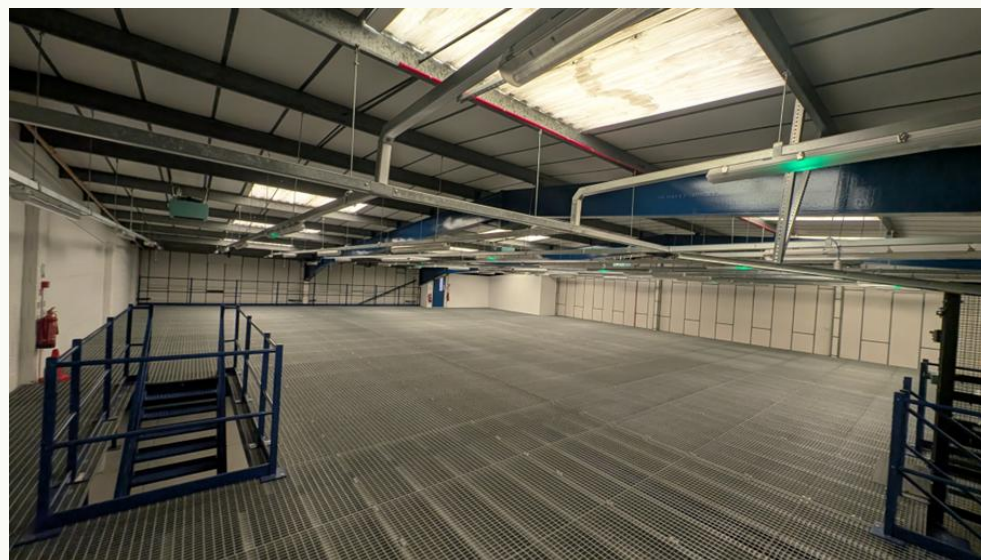
## Specification

### Warehouse areas

- 6.25m to eaves
- 5.14m to haunch
- 6.44m to ridge
- 1 x Electric up and over shutter loading door 3.60m wide by 4.75m high
- LED warehouse lights
- Insulated profile metal sheet roof with 10% daylight panels
- Internal blockwork divisional wall
- 3 phase electrical supply
- Mains water, drainage and gas supply
- 20 allocated car parking spaces
- Loading canopy

### 1st Floor

- Ground floor & 1<sup>st</sup> floor open plan office
- Ground floor male and female WC
- Ground floor kitchen / canteen
- Carpet
- Perimeter trunking
- Gas central heating
- Suspended ceilings with LED lighting
- Fire alarm and smoke detectors



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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	379.50	4,085
Ground floor office and ancillary area	68.21	734
Ground floor office extension and kitchen	37.62	405
1 <sup>st</sup> Floor Office	67.39	725
Canopy	32.94	354
Total GIA	585.66	6,303

## Business Rates

According to the Valuation Office Agency website the Rateable Value is £57,000.

## Estate Charge

We understand there is an estate service charge.

## EPC

B-30

## Terms

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

## Rent

£91,400 per annum 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.

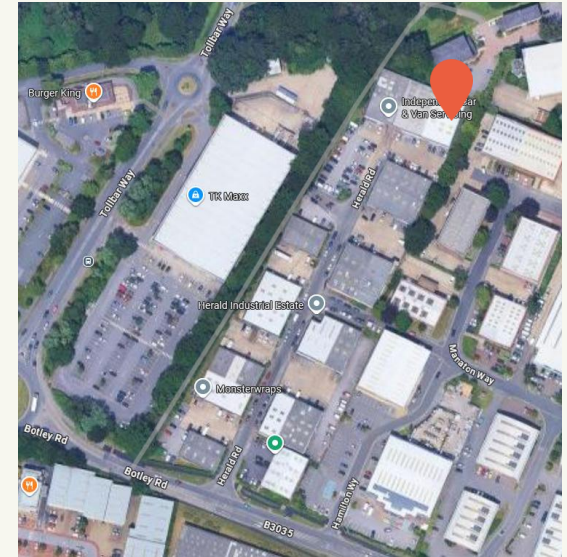
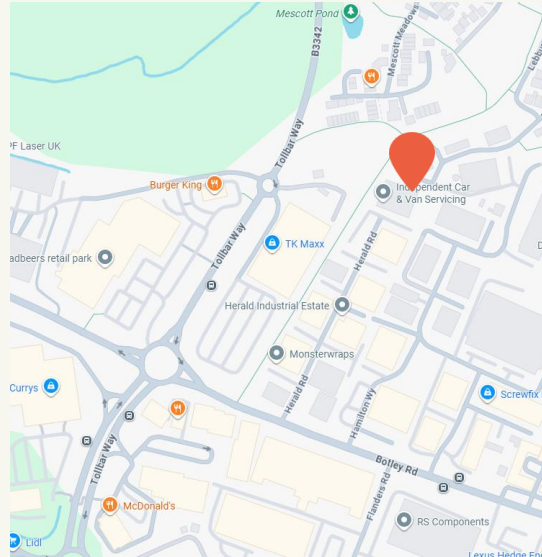
## Code for Leasing Business Premises

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 unit is on the established Herald Industrial Estate on Herald Road off Botley Road in Hedge End. The immediate area is characterised by a mixture of industrial, trade counter and retail warehouse occupiers, including the likes of Halfords, Tile Flair, ScrewFix and Howdens.

Access to Junction 7 of the M27 is via Botley Road and Charles Watts Way (A344) dual carriageway. Hedge End train station has service to Southampton, Fareham and Portsmouth with links to national rail network. Air services are provided from Southampton International Airport located at Junction 5 of the M27.



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## Contact us

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Strictly by appointment with sole agents Hellier Langston