



Unit 5 Flanders Industrial Park, Flanders Road, Hedge End SO30 2FZ

TO LET

Modern Industrial Warehouse Unit

**13,025 Sq Ft
(1,210 Sq M)**

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DESCRIPTION

Unit 5 is of steel portal frame construction with a mix of brick and metal profile cladding to the elevations. The unit benefits from ancillary office accommodation and loading facilities. Internally the warehouse area has a min. eaves height of 7.1m and the offices benefit from suspended ceilings, diffused lighting, male, female and disabled WCs and kitchen facilities.

- ✓ 7.1m eaves height
- ✓ 2 electric loading doors 4m(w) x 5m(h)
- ✓ Gas warehouse heaters
- ✓ 23 car parking spaces
- ✓ Benefit of mezzanine storage of 828 sq ft
- ✓ Approx. 350 pallet racking bays

LOCATION

The property is located on the Flanders Industrial Park, which is well situated off Botley Road and Charles Watts Way (A334) close to J7 of the M27 between Southampton and Portsmouth. Hedge End is a well-established retail, industrial and trade counter location. Nearby occupiers include Sainsbury's, Marks & Spencer, B&Q, Magnet and Import Services.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground floor	11,063	1,028
First floor offices	1,077	100
Mezzanine	828	77
Total	13,025	1,210

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

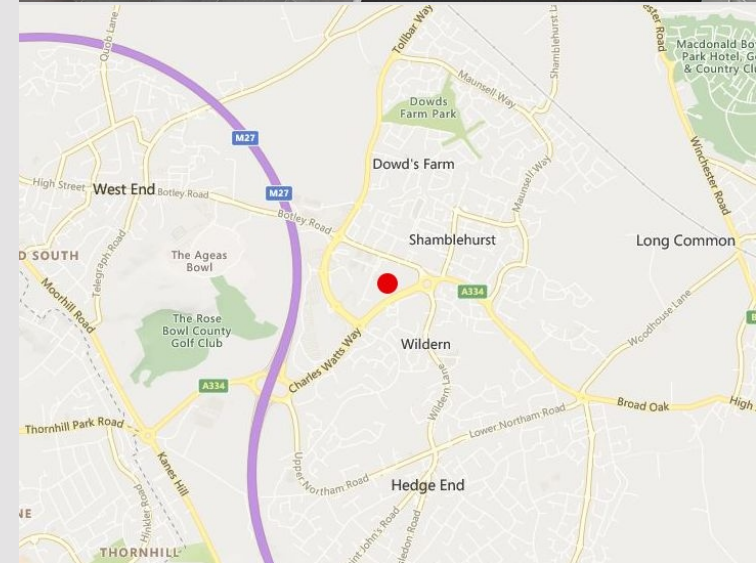
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available on a new sub-lease for a term up September 2025 or on a new lease subject to terms being agreed.

EPC

The Energy Performance Asset Rating is D77.



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VIEWING & FURTHER INFORMATION

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