TOLLBAR WAY | HEDGE END SO30 2UH

TO BE REFURBISHED



HEDGE END 113

TO LET

DETACHED WAREHOUSE - 113,071 SQ FT

WITH DUAL ACCESS SECURE YARD

TO LET

HEDGE END 113 | TOLLBAR WAY | HEDGE END SO30 2UH



DETACHED WAREHOUSE - 113,071 SQ FT

DESCRIPTION

The property comprises a substantial warehouse building built in 1989. Constructed with a steel portal frame and profiled metal composite panel roof, the property comprises 4 bays with office accommodation linking to the front (western) elevation.

There are 11 loading doors, 4 of which are covered by a high level canopy, and 62 parking spaces.

9.1m eaves height, 8.2m haunch, 11.8m ridge

11 level access loading doors

6.79 Acres Fully self-contained site

Dual access secure rear & side concrete surfaced yards

Reception

First floor offices with separate office parking





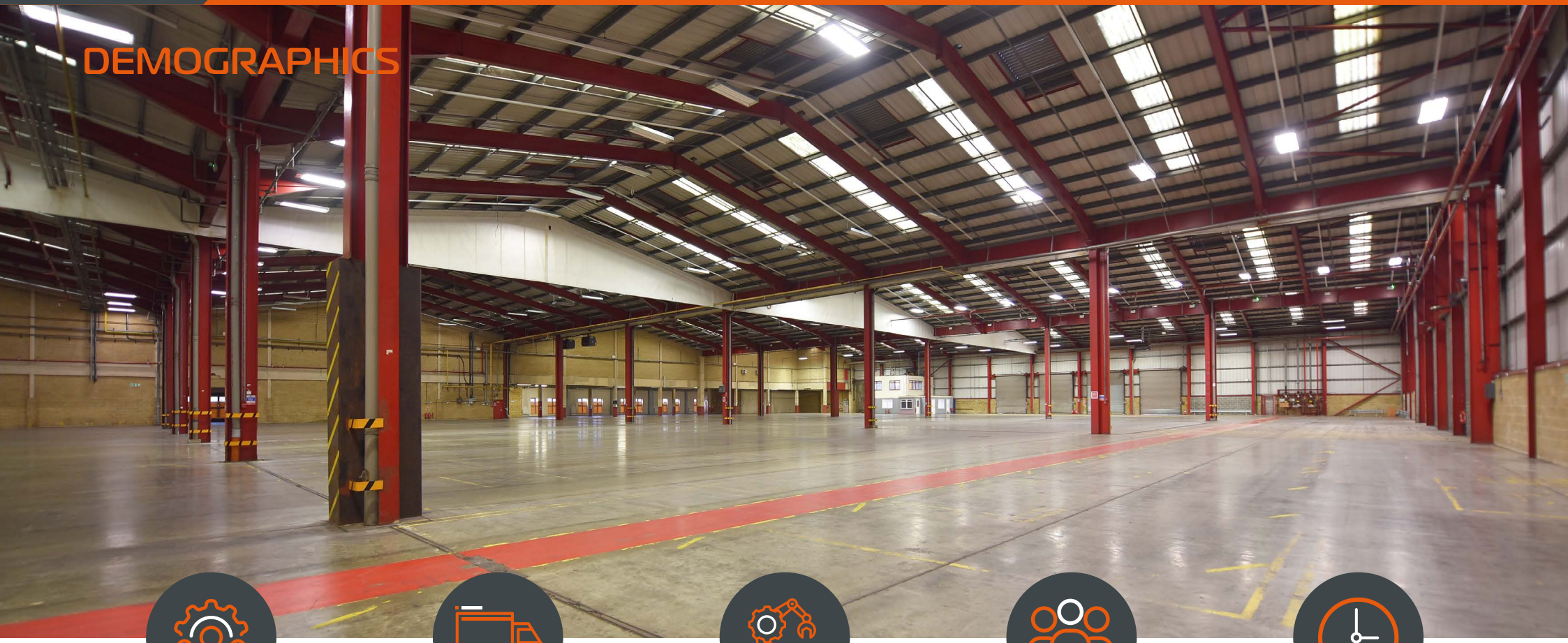


ACCOMMODATION

Gross Internal Areas	Sq ft	Sq m
Warehouse & Ancillary	98,377	9,139
First Floor Offices	14,694	1,365
Total	**113,071**	**10,504**

DETACHED WAREHOUSE - 113,071 SQ FT

DEMOGRAPHICS



197,500 workforce
within the Southampton & Eastleigh area

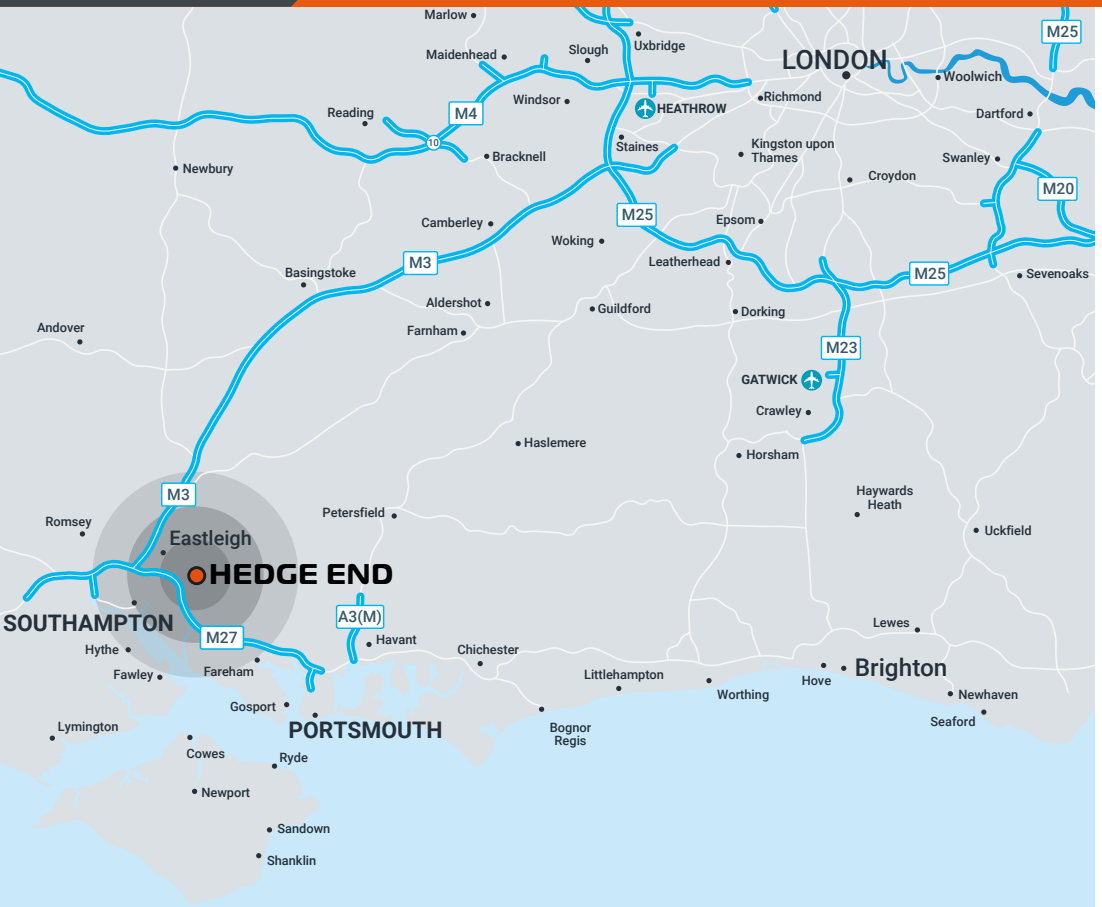
26,400 employees
in the Transport & Storage sector

11,400 employees
in the Manufacturing sector

2.1 m population
within a 1 hour drive time

16.3 m population
within a 2hr 15mins drive time

(Source: Promis)



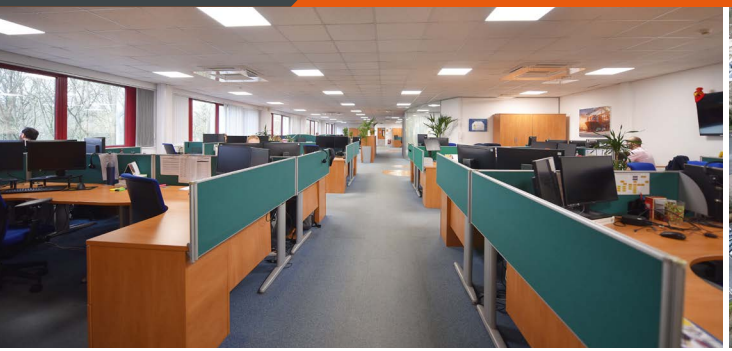
LOCATION

The property enjoys a prime location surrounded by commercial and retail activity. Tollbar Way is situated ½ mile from J7 of the M27 with easy access provided via the A334 (Charles Watts Way). within 1 mile. It is within easy reach of Southampton (6 miles) and Portsmouth (16 miles) and is within close proximity to the M3 and A3(M). Southampton Docks (via M27/M271) is 13 miles.





DETACHED WAREHOUSE - 113,071 SQ FT









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

The property is available on a new lease; rent and terms on application.

EPC

TBC

FURTHER INFORMATION

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

VIEWINGS

Lambert Smith Hampton
023 8033 0041
01489 579579
www.lsh.co.uk

Dan Rawlings
07702 809192
drawlings@lsh.co.uk

Luke Mort
0759 1384236
lmort@lsh.co.uk

Elise Evans
07703 393 120
eevans@lsh.co.uk

realest
023 8202 3999
realest.uk.com

Adrian Whitfield
07901 558730
adrian.whitfield@realest.uk.com

M1AGENCY.CO.UK
0203 889 1010

Jonjo Lyles
07388 488252
jonjo.lyles@m1agency.co.uk

Sophie Cordery
07825 380457
sophie.cordery@m1agency.co.uk

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by the agents as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. February 2024. Designed and produced by Creativeworld T: 01282 858200