



HELLIER
LANGSTON

Commercial Property Consultants

TO LET

Unit 19-20, Solent Industrial Estate, Shamblehurst Lane, Hedge End, Southampton SO30 2FY

Fully refurbished Warehouse / Industrial Unit



KEY FEATURES

1,372.70 sq. m (14,776 sq. ft.)

Concrete loading apron with covered loading

Eaves height 5.5 m

Ridge height 8.5 m

Haunch height 5.13 m

3 x new electric loading doors

1st floor offices

New fully insulated profile metal roof

Air conditioned offices

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Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

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Description

Units 19-20 comprises a mid-terrace industrial / warehouse premises which has been recently refurbished.

Externally there is a loading apron and car park opposite a large communal car park which serves all tenants on the estate on a first come first served basis.

Warehouse Specification

- 5.5 m eaves height
- 5.13 m haunch height
- 8.5 m ridge height
- Concrete loading apron
- 3 x new loading doors
- New fully insulated profile metal roof incorporating day light panels
- LED warehouse lighting

Office Specification

- 1st floor offices
- Carpet
- Suspended ceilings
- LED PRI operated lighting
- Air conditioning
- Tea point
- Male and female ground floor WC's

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq M	Sq Ft
Unit 19 & 20		
Ground floor	949.04	10,215
Mezzanine	73.52	791
1 st floor office	350.26	3,770
Total Area	1,372.82	14,776

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed and incorporating periodic rent reviews where applicable.

Rent

£133,000 per annum exclusive of VAT, business rates and any other occupational costs.

Rateable Value

To be reassessed, estimated at £72,000

Service Charge

Estimated at £4,765 per annum

Insurance

Estimated at £1,189 per annum

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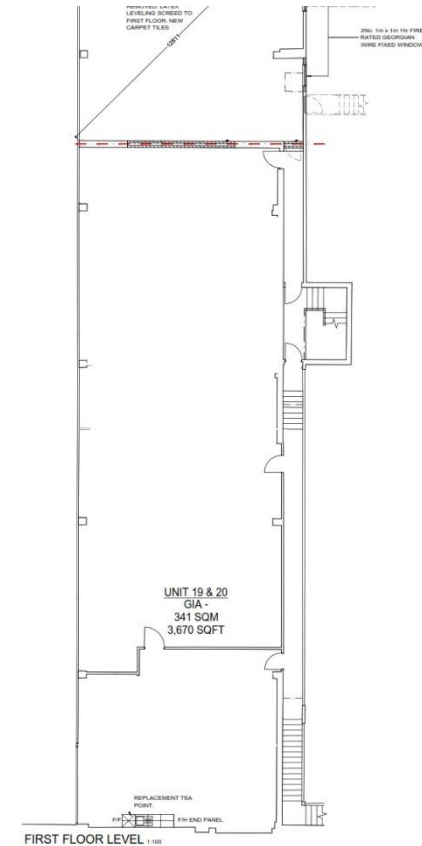
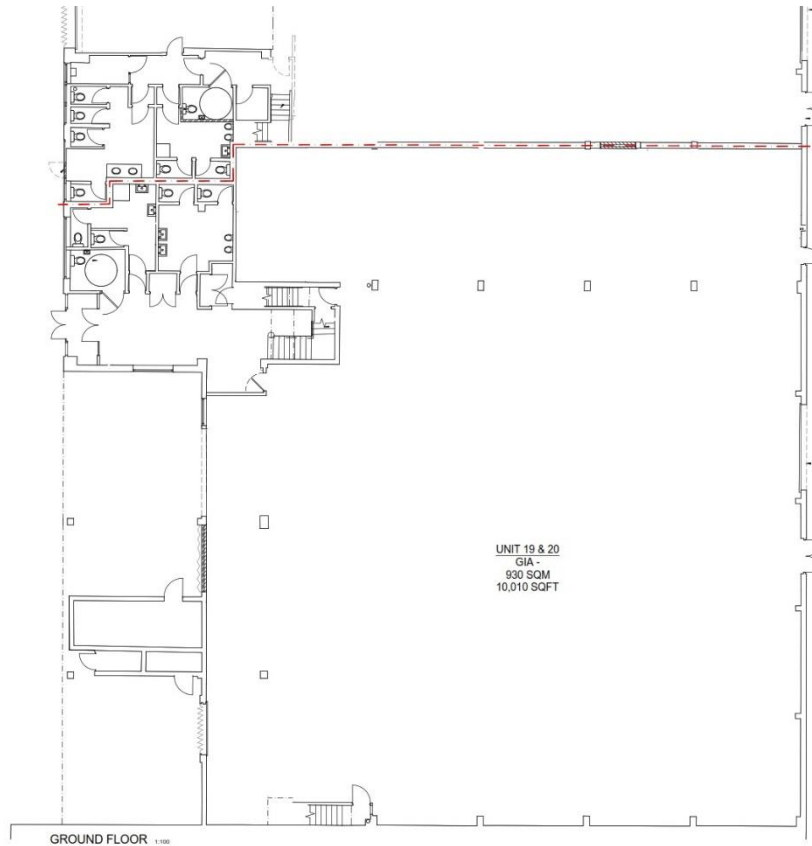
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Location

The unit is situated on the established Solent Trading Estate off Shamblehurst Lane in Hedge End. Hedge End is situated in a strategic location on Junction 7 of the M27 between the major conurbations of Southampton and Portsmouth. 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.

Proximity of Unit 19-20 Solent Industrial Estate to: -

Location	Miles	Kms
Junction 7 M27	1	1.61
Junction 4 M27/J14 M3	7.2	11.60
Southampton International Airport and Parkway Station	5.5	8.85
Southampton Dock Gate 20	12.9	20.76
Portsmouth Docks	15.9	25.59

EPC

To be reassessed following refurbishment

Legal Costs

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



Viewing

Strictly by appointment through sole agents Hellier Langston.

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