

Units 10 & 11 M3 Trade Park

Leigh Road, Eastleigh SO50 9YA

TO LET

672.02 sq. m. (7,223sq. ft.)

HELLIER LANGSTON

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Mid Terrace Trade Counter/ Warehouse Units

Description

The units form part of a terrace of modern warehouse / trade counter units built with a steel portal frame and insulated profile metal sheet cladding to the roof and elevations interspersed with a full height glazed sections and electric up and over loading doors.

Internally the space is split between an open plan trade counter area accessed via automatic double-glazed sliding doors. It is fitted out with a suspended ceiling, LED flat panel lighting, air conditioning and air handling and a full width counter.

At 1st floor an office has been constructed above the trade counter area accessed via a metal staircase from the warehouse. The offices are open plan with a separate partitioned kitchen and break out area. The offices are fitted out with suspended ceilings, LED flat panel lights, carpets and air conditioning, the kitchen area has electric panel heaters.

The warehouse is clear span and currently racked out. It is lit with LED lights and day light panels in the roof. At present loading into the space is via a single door in Unit 10 as the one in Unit 11 has been covered over internally by the fitout for the trade counter but remains in situ for future use.

Externally the units benefit from forecourt loading and car parking.





Mid Terrace Trade Counter/ Warehouse Units

Specification

Warehouse

- Eaves height 6.98m
- Roof height 8.64m
- Minimum roof height 7.92m
- Purpose built Trade Counter with air conditioning, suspended ceiling and LED lighting
- 2 x Electric up and over doors 3.46 m wide x 4.18 m high
- Mains water and drainage
- Gas supply
- 3 phase electric
- LED warehouse lights

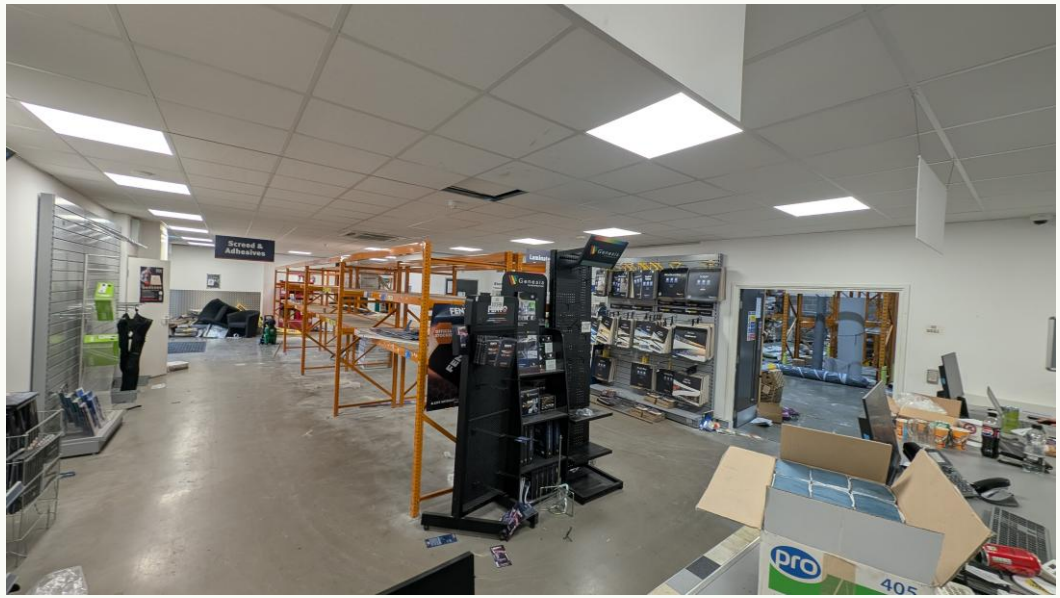
1st floor office and ancillary area

- Two 1st floor offices / kitchen breakout area
- LED lighting and suspended ceiling
- Air conditioning
- Electric panel heaters (Kitchen area)
- Carpet
- Ground floor accessible WC

External

- Dedicated car parking spaces
- Forecourt loading












What you need to

Mid Terrace Trade Counter/ Warehouse Units

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	444.73	4,788
Trade Counter	124.09	1,335
1st Floor Office	103.20	1,110
Total GIA	**672.02**	**7,233**

Business Rates

According to the Valuation Office Agency website the site has the following Rateable Value.
1st April 2026 - £81,000
The multiplier from 1st April 2026 is 0.48.

Estate Charge

We understand that a service charge is currently charged.

EPC

B-30

Tenure

Freehold.

Price

£1,446,600 + VAT

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

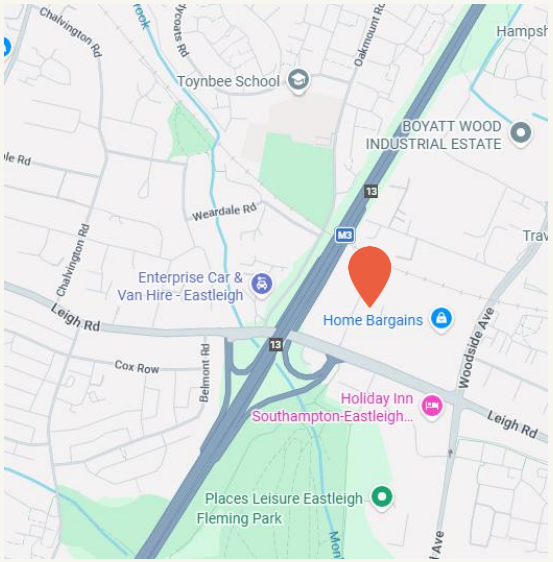
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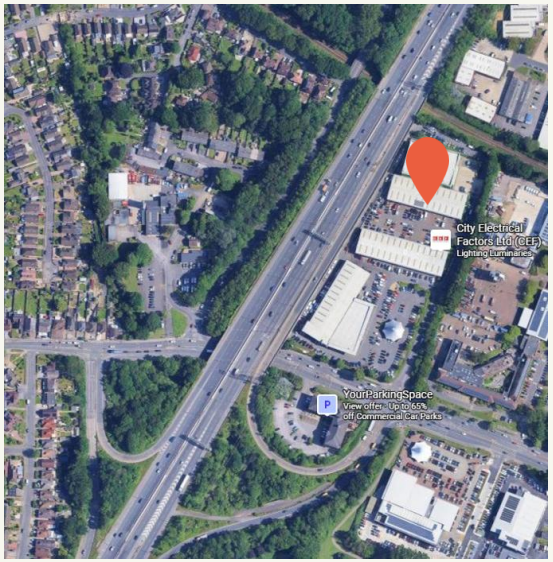
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Location

The units are located on the M3 Trade Park in Eastleigh developed by Dean & Dyball Developments Ltd in around 2007 on the former Mr Kipling cake factory site near Junction 13 of the M3.

The site is accessed off Leigh Road via a traffic light junction which provides direct access onto J13 of the M3 South bound linked to the M27 west to Bournemouth, Poole and the New Forest. The northbound M3 slip road is reached turning right out of the site and passing under the motorway.





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Strictly by appointment with sole agents Hellier Langston