



Unit 1 Waterloo Trade Park

FLANDERS ROAD, HEDGE END, SOUTHAMPTON, SO30 2QT



TO LET

Industrial Unit/Warehouse

Established Industrial/Trade Area

Exceptionally Well Located – Just Off Junction 7, M27

15,017 ft² (1,395.14 m²)

TO BE FULLY REFURBISHED (Target Completion November 2025)

To Be Refurbished

Description

The property comprises an end of terrace industrial/warehouse unit of steel portal frame construction with part brick, part profile metal sheet elevations. There is direct access to the warehouse via a loading door or a separate pedestrian door to the front elevation. In addition, there is a pedestrian door providing access to the two-storey office located at the front of the property. This includes a waiting area, meeting room, male and female WCs plus open plan office areas on the first floor.

The property is currently undergoing refurbishment with completion of works in November 2025.

Specification

- New roof
- New epoxy floor coating
- New LED light fittings
- New carpet and new suspended ceilings to offices
- New air source heat pump for heating/cooling in office areas
- Eaves height 5.78m
- Electric roller shutter loading door
- 10% Rooflights
- 21 allocated car parking spaces
- Close to J7, M27
- Prominent Main Road Signage Potential
- Targeting EPC B Rating



Floor Area	Sq Ft	Sq M
Warehouse, Ground Floor Office, Reception & Ancillary	14,279	1,326.55
First Floor Office	738	68.59
TOTAL (GIA)	15,017	1,395.14

Estate Car Park



Signage Potential Fronting Main Road



Signage Potential Fronting Main Road



Estate Totem Signage



Road Network



Location

The property is located on the Waterloo Industrial Estate, which is well situated on Flanders Road, off Botley Road and Charles Watts Way (A334) close to junction 7 of the M27 between Southampton and Portsmouth. Hedge End is a well-established retail, industrial and trade counter location.

The estate is currently occupied by Lok’nStore, NATS, Howdens Joinery, N&C and Stearn Electric Co. Ltd. Other nearby occupiers include Sainsbury’s, Marks & Spencer, B&Q, Halfords, Screwfix and Tileflair.

Terms

The property is available on a new Fully Repairing and Insuring lease on terms to be agreed at a rent of £199,500 pax.

Business Rates

The rateable value of the property from April 2023 is £108,000. All enquiries to Eastleigh Borough Council.

Destinations	Miles
Southampton International Airport	6
Southampton Airport Parkway	6
Southampton	6
Portsmouth	16
Bournemouth	38
Heathrow Airport	70
Central London	82



Unit 1 Waterloo Industrial Estate, Hedge End, Southampton

SAT NAV: SO30 2QT

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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