

UNIT 1 ROYAL LONDON PARK

FLANDERS ROAD | HEDGE END | SO30 2LG



59,900 sq ft
(5,565 sqm)

TO LET

HIGH SPECIFICATION DETACHED
INDUSTRIAL / WAREHOUSE

IMMEDIATELY OFF J7, M27

TO BE FULLY REFURBISHED



Lambert
Smith
Hampton

UNIT 1

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Unit 1 Royal London Park was constructed in 2009 and provides a unique purpose built warehouse/industrial building with an internal eaves height of 11m.

The office accommodation is of high specification including raised floors and comfort cooling.

There is parking for 72 cars and the site accommodates 2 yards on either side of the building, providing cross level loading.

The unit is to undergo full refurbishment.

ACCOMODATION

Gross Internal Areas	sq ft	sq m
GF Warehouse <i>Including full height glazed reception & ancillary</i>	56,206	5,221
FF Office	3,694	343
Total	59,900	5,565

VAT

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

LEGAL

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

RATES

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

TERMS

The premises are available on a new FRI lease, length by negotiation.

EPC

The EPC rating is C and this will be improved upon refurbishment.



*Photo taken prior to refurbishment



11 metre Eaves Height



12 metre Ridge Height



10 metre Underside Haunch



Paladin Fenced Secure Yard.



9 Level and 2 Dock Level Loading Doors



2 Seperate Yards
37 metre Yard Depth



VRV Comfort Cooling System to offices



Male, Female and Disabled WC's

Port Of Southampton ⚓



← Portsmouth & A3 (M), A27

Junction 7, M27



Sainsbury's

MARKS & SPENCER

Southampton, Docks M3, A34
(Midlands) & M25 London →



UNIT 1

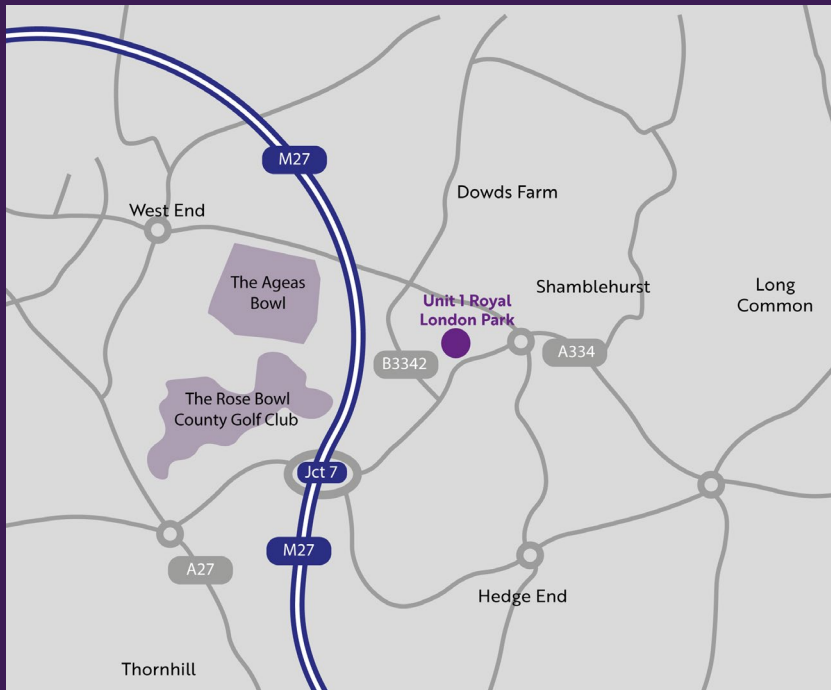
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LOCATION

The property is located on the Royal London Park estate which is well situated off Botley Road and Charles Watts Way (A334) close to Junction of the M27 between Southampton and Portsmouth.

The location provides access across the whole of the south coast with connections to London, Midlands and the North.



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment, please contact;

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