



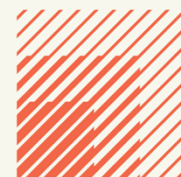
## Unit 4 Westwood Court

Brunel Road, Totton, Southampton Hampshire

SO40 3WX

**TO LET**

165.44 sq. m. (1,780 sq. ft.)



**HELLIER  
LANGSTON**

[www.hlp.co.uk](http://www.hlp.co.uk)

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# Industrial/ Warehouse Unit

## Description

The unit comprises a mid-terrace industrial unit using a steel portal frame construction with part brick part profile metal sheet clad elevations with insulation. The front elevation is interspersed with single glazed aluminium windows and personnel door as well as a half height insulated loading door. The pitched roof is insulated and clad in profile metal sheet with intermittent day light panels. Externally, the estate road and communal areas is block paved. The unit benefits from 3 demised car parking spaces.

Internally the warehouse is mainly open plan with a lab/office under the first floor area. To the rear of the warehouse are a single WC and shower.

The first floor accommodation is laid out as a mainly open plan office with a partitioned area to the rear leading to a kitchen. The offices are fitted out with carpet, suspended ceiling and recessed lighting.



# Industrial/ Warehouse Unit

## Specification

### Ground floor warehouse and ancillary area

- Office/Lab under mezzanine office
- Eaves height 6.21 m
- Ridge height 7.38 m
- Loading door 3.01m wide by 2.49m high
- Painted concrete floor
- Mains water and drainage
- 3 phase electric supply
- LED wall mounted warehouse lights
- Ground floor WC and shower
- 3 dedicated car parking spaces and loading area

### 1st floor office and ancillary area

- Open plan area with one partitioned office
- Diffused lighting and suspended ceiling
- Carpets
- Kitchenette







# Industrial/ Warehouse Unit

## 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 and ancillary areas	108.088	1,172
First floor office and ancillary areas	56.56	608
<b>Total</b>	<b>165.44</b>	<b>1,780</b>

## Business Rates

According to the Valuation Office Agency website the Rateable Value is £16,000.

## Estate Charge

We understand that no service charge is currently charged.

## EPC

D-99

## Terms

The premises are available by way of a new Full Repairing and Insuring lease on terms to be agreed.

## Rent

£22,000 per annum

## VAT

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

## AML

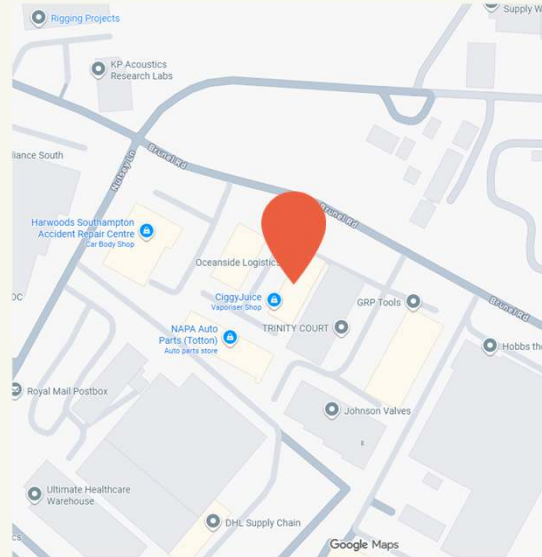
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

## Code for Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

## Location

The unit is part of Westwood Court on the larger Calmore Industrial Estate and is located off Brunel Road the main arterial route through the Estate. Calmore Industrial Estate is accessed via the A36 Salisbury Road which links to junction 2 of the M27 to the North and Totton Town Centre and Redbridge Road to the South.



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## Contact us

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