

TO LET

LIGHT INDUSTRIAL UNIT

1,219 SQ FT // 113.2 SQ M

**100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)**



HAMPSHIRE COMMERCIAL

16 LONGBRIDGE INDUSTRIAL ESTATE
SOUTHAMPTON, HAMPSHIRE SO14 3FL

SUMMARY >

- LIGHT INDUSTRIAL UNIT WITH MEZZANINE
- 4 PARKING SPACES
- SMALL BUSINESS RATES RELIEF AVAILABLE
- AVAILABLE TO LET ON A NEW FRI LEASE

RENT: £14,000 PER ANNUM, EXCLUSIVE



4 Allocated
Parking Spaces



C-63
EPC Rating



Excellent
Transport Links



16 LONGBRIDGE INDUSTRIAL ESTATE
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Location

The subject unit is located in Longbridge Industrial Estate, an estate comprising 22 industrial units with a diverse range of businesses occupying the site. The estate is accessed via Floating Bridge Road and is positioned just south of the A3025 Itchen Toll Bridge that crosses the river Itchen and gives Woolston direct access to Southampton City Centre.

There are good public transport links with the nearest railway station being just over ½ a mile to the east, offering regular services. The estate is easily accessible via the A3025, which connects to the M27, providing excellent road links to Hampshire and beyond. The unit is also close to the Port of Southampton which facilitates easy access for shipping and logistical operations.

Description

16 Longbridge Industrial Estate is a light industrial unit of brick and blockwork construction with a steel roof. The property has WC facilities on the ground floor, and a mezzanine for additional space, the height to the underside of the mezzanine is 2.35m. The property has a loading door with a width of 2.61m and Height of 3.13m and benefits from 3 phase power and air conditioning with strip lighting throughout. Externally there are 4 allocated car parking spaces to the front of the unit.

Accommodation

Ground floor	655 sq ft	(60.87 sq m)
Mezzanine	564 sq ft	(52.33 sq m)
TOTAL	1,219 SQ FT	(113.24 SQ M)

Lease

A new effectively full repairing and insuring lease, with terms to be agreed.

Rent

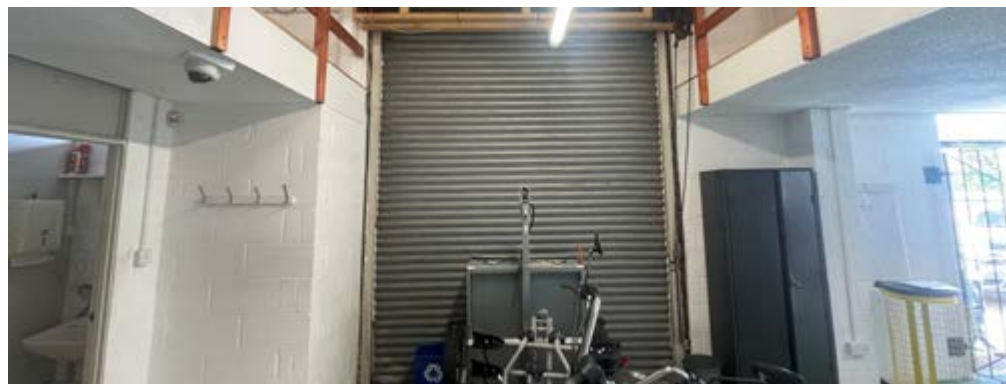
£14,000 per annum, exclusive.

Rateable Value

£6,200 (from 01.04.23)

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1st April 2024)



Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

