

Bottings Industrial Estate

Botley, Southampton, SO30 2DY
WHAT3WORDS: prompts.canoe.inflating

High quality industrial estate

Unit 6 - 4,909 sq ft

To Let

To be refurbished



Bottings Industrial Estate

This high quality estate is prominently located 8 miles south east of Southampton City Centre between Hedge End and Fareham, and comprises 16 units of steel portal frame construction with part brick and part panelled elevations. The units benefit from good eaves height and three phase power supply. Each unit has a designated parking and loading forecourt, accessed via Hillsons Road.



WHITE
& COMPANY
SINCE 1871

VEROTEC
Electronic Enclosures


Old Station Yard

BISON



Botley

A334

 Main entrance



Accommodation (GIA)

Unit	Warehouse (sq ft)	EPC Rating
6	4,909	To be reassessed

Availability & terms

The unit is offered to let on a new full repairing and insuring lease for a term to be agreed.

Rental

Upon application.








VAT

To be levied.

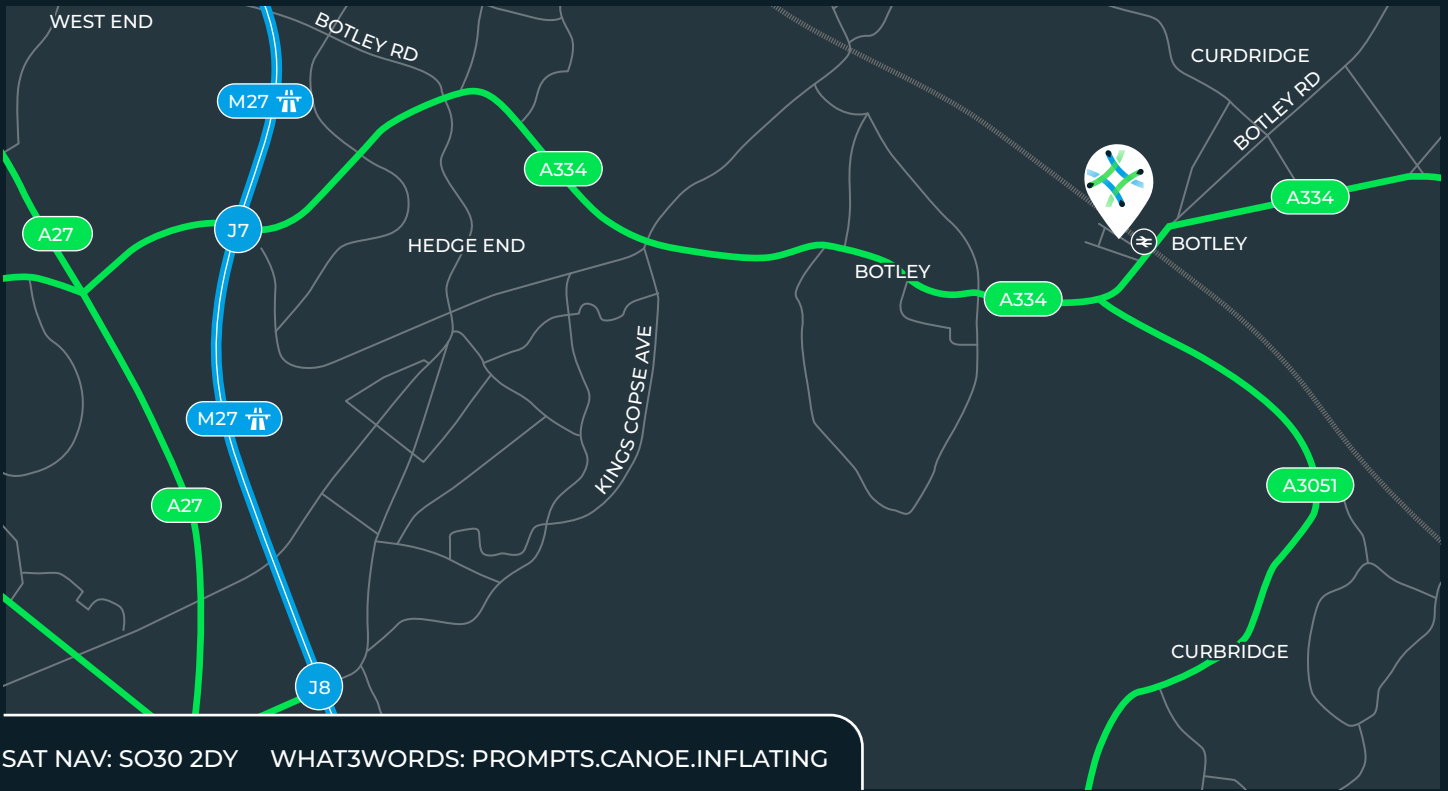
Service charge

Payable for upkeep of common parts.

Specification

	Steel portal frame construction		Communal loading areas
	Roller shutter doors		3 phase power
	Minimum 5m eaves		WC facilities
	Allocated parking		





SAT NAV: SO30 2DY WHAT3WORDS: PROMPTS.CANOE.INFLATING

Strategic logistics location

Bottings Industrial Estate is located just over 8 miles east of Southampton via the A334 and within 3 miles of the M27, Junction 27. The Port of Southampton and Southampton Airport are both within a 25 minute drive time. Nearby Botley station offers direct and regular services to Portsmouth and London Waterloo.

Location	miles	mins	Location	miles	mins	Location	miles	mins	Location	miles	mins
Southampton	8	16	M27	8	8	Botley	0.1	1	Southampton	8	25
Portsmouth	13	20	M3	9	16	Chandler's Ford	1	3	Portsmouth	13	21
London	85	1 hr 20	M4	49	1 hr	Southampton	7	14			
			M25	54	1 hr 7						

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