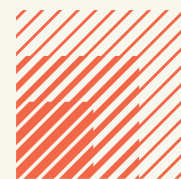




## Unit 13 Bottings Industrial Estate

Hillsons Road, Botley, Southampton  
SO30 2DY

**TO LET**  
581.72 sq.m. (6,261 sq.ft.)



**HELLIER  
LANGSTON**

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# Mid-terrace industrial/warehouse unit

## Description

Unit 13 comprises a mid terrace industrial / warehouse premises constructed in the late 1970s/early 1980s. The building is built using a steel portal frame with brick elevations and profiled metal sheet eaves above the first floor windows under a newly installed 120mm Trisomet insulated profile sheet roof.

The unit is accessed via a 3.87m wide by 4.29m concertina loading door or via the personnel entrance. The warehouse space is column free, with a two storey office/ ancillary block providing open plan 1st floor office space and single ground floor meeting room/private office. In addition is a store mezzanine attached to the office block.

The demised forecourt area in front of the unit, which is approximately 25m x 18m, is laid to concrete.

### Industrial

- 6.76m to the underside of the ridge
- 6m to the underside of the eaves
- 5.22m to the underside of the haunch
- LED warehouse lighting
- 1 x 3.87m wide by 4.29m concertina loading door
- Brick elevations with profile metal sheets to eaves and ridge above 1st floor windows
- New 120mm Trisomet insulated steel sheet roof
- 3 phase electrical supply
- Calor propane gas tank at rear (securely fenced).
- Combat gas warm air blower
- Roof mounted ceiling fans
- Mains water and drainage

### Office

- Ground and first floor offices
- Carpet
- Suspended ceilings with recessed LED lighting (1st floor only)
- Ceiling mounted CAT II lighting (GF only)
- Electric wall heaters (GF only)

## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Accommodation	sq. m.	sq. ft.
Ground Floor	546.74	5,885
First	25.49	274
Mezzanine	9.49	102
<b>Total:</b>	<b>581.72</b>	<b>6,261</b>

## Rent

£70,000 per annum exclusive of rates, VAT & all other outgoings.

## Tenure

Available by way of a new full repairing and insuring lease for a term to be agreed.

## Rateable Value

Warehouse and Premises £37,000.

Source: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

## EPC

Rating - B42

# Mid-terrace industrial/warehouse unit

## VAT

Unless otherwise stated terms are strictly exclusive of VAT. The property is VAT elected therefore VAT is payable on rent.

## Estate Charge

An estate charge is levied to cover communal costs on the Estate. Approximately £850 per quarter.

## Code of 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.

## 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.





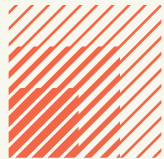


## Location

The property is located on Bottings Industrial Estate, immediately north-east of the attractive and affluent Hampshire village of Botley.

The area surrounding the property would be described as semi-rural with access to the M27 c.2.9 miles to the west via the A334 Station Hill and Hedge End. The property sits towards the front of the estate and is directly accessed from Hillsons Road.

Botley train station is immediately adjacent the estate.



# HELLIER LANGSTON

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