



HELLIER
LANGSTON

Commercial Property Consultants

FOR SALE / TO LET

KEY FEATURES

180.79m² (1,946 sq. ft.)

3 car parking spaces

Loading door 2.57m wide x 2.68m high

Open plan first floor offices with meeting room

Ground floor 3.4m clear height

Ground floor kitchen

Ground Floor WC

Forecourt loading

**Unit 5 Copse Business Centre, Bulls Copse Road,
Hounslow Business Park, Totton, Southampton
SO40 9LR**

Semi-detached warehouse/light industrial unit



Call us on: **02382 022 111**

Visit: **www.hlp.co.uk**

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

FOR SALE / TO LET

Warehouse/ Light Industrial Unit

Description

The unit is located on the now well established Hounslow Business Park in Totton. The Estate is a mixture of offices, warehouses, light industrial, general industrial and high tech uses.

Unit 5 comprises a semi-detached clear span warehouse/light industrial unit with first floor mezzanine office. Externally the unit benefits from 3 car parking spaces and access to a manual up and over loading door.



Specification

Warehouse

- 3.4m to the underside ground floor ceiling
- 3 car parking spaces
- 1 up and over loading door 2.57m wide by 2.68m high
- Single ground floor male & female w.c.
- Ground floor kitchen
- Suspended ceiling and strip lighting to warehouse
- 3 phase 100 amp electricity supply

First Floor Office

- Mainly open plan with single meeting room
- Single ceiling mounted comfort cooling unit
- Suspended ceiling with recessed LED lights
- Perimeter trunking
- Smoke detectors
- Double glazed powder coated aluminium windows



Call us on: 02382 022 111 Visit: www.hlp.co.uk

FOR SALE / TO LET

Warehouse/ Light Industrial Unit



Accommodation

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

	m ²	sq. ft.
Ground Floor warehouse plus ancillary areas	91.41	984
First floor office	87.31	940
TOTAL GIA:	178.72	1,924

Tenure

Long Leasehold for 250 years from 1 January 2001 at peppercorn ground rent.

Sale Price

£390,000 excluding VAT

Terms

Available on a new full repairing and insuring lease.

Rent

£23,000 per annum exclusive of VAT, business rates and any other occupational costs

Energy Performance Certificate

D-89.

Legal Costs

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

Rateable Value(under appeal)

Store & Premises £26,000 from April 2023



Call us on: 02382 022 111 Visit: www.hlp.co.uk

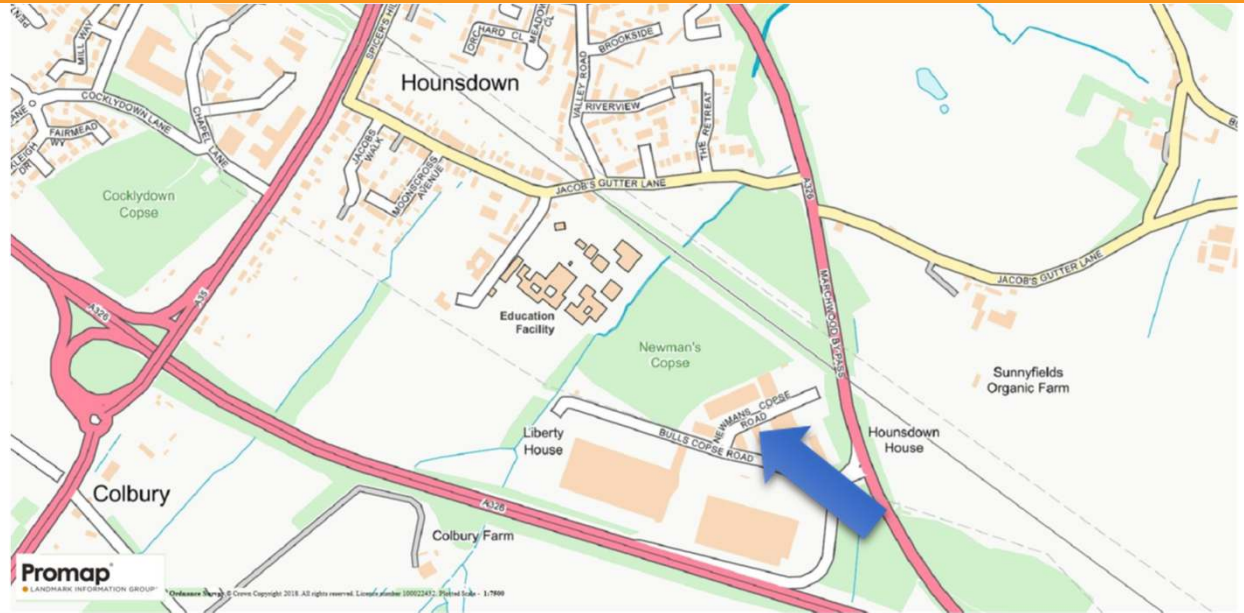
FOR SALE / TO LET

Unit 5 Copse Business Centre, Totton, Southampton SO40 9LR

Location

Unit 5 is located on Bulls Copse Road within the Hounslow Business Park in Totton. The Hounslow Business Park is accessed off the A326 Marchwood bypass which gives access North to either J2 M27 or the Totton By Pass which links to the A35 and the bottom of the M271 which takes you to J3 M27.

Location	Miles	Kms
Junction 2 M27	5.2	8.37
Junction 3 M27	3.8	6.11
Southampton International Airport & Parkway Station	9.6	15.44
Southampton Dock Gate 20	3.5	5.63
Southampton Dock Gate 4	6	9.65



Viewing

Strictly by appointment through sole agents Hellier Langston.

Call us on: **02382 022 111** Visit: www.hlp.co.uk



Matthew Poplett
m: 07971 824525
e: matt@hlp.co.uk



Jason Webb
m: 07989 959064
e: jason@hlp.co.uk

Hellier Langston
Enterprise House
Ocean Village
Southampton
SO14 3XB
02382 022 111
www.hlp.co.uk



HELLIER LANGSTON
Commercial Property Consultants

02382 022 111
www.hlp.co.uk

Disclaimer: Hellier Langston Limited and its subsidiaries and their joint agents if any ("HL") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of HL or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of HL has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of HL or its employees or agents, HL will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HL. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and HL shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.