



**HELLIER
LANGSTON**
Commercial Property Consultants

FOR SALE / TO LET

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

Semi-detached warehouse/light industrial unit



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

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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



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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



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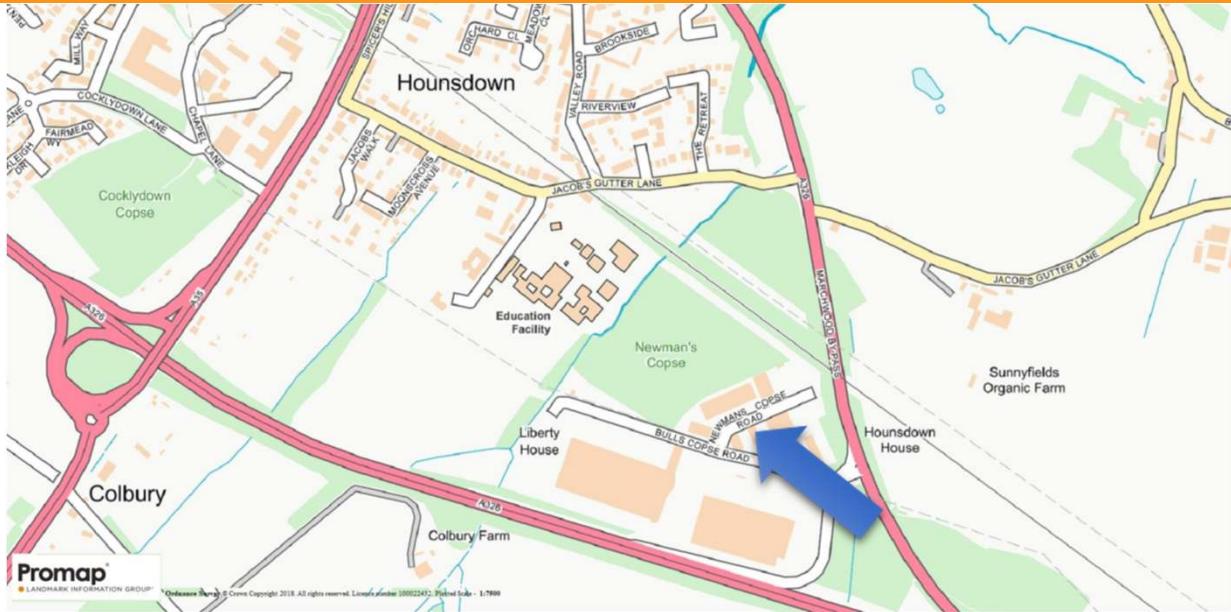
Location

Unit 5 is located on Bulls Copse Road within the Houndsdown Business Park in Totton. The Houndsdown 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.



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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



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