



Unit 9a Herald Industrial Estate

Herald Road, Hedge End, Southampton SO30 2JW

TO LET | 585.66 sq m (6,303 sq ft) Refurbished End Terrace Warehouse / Industrial Unit



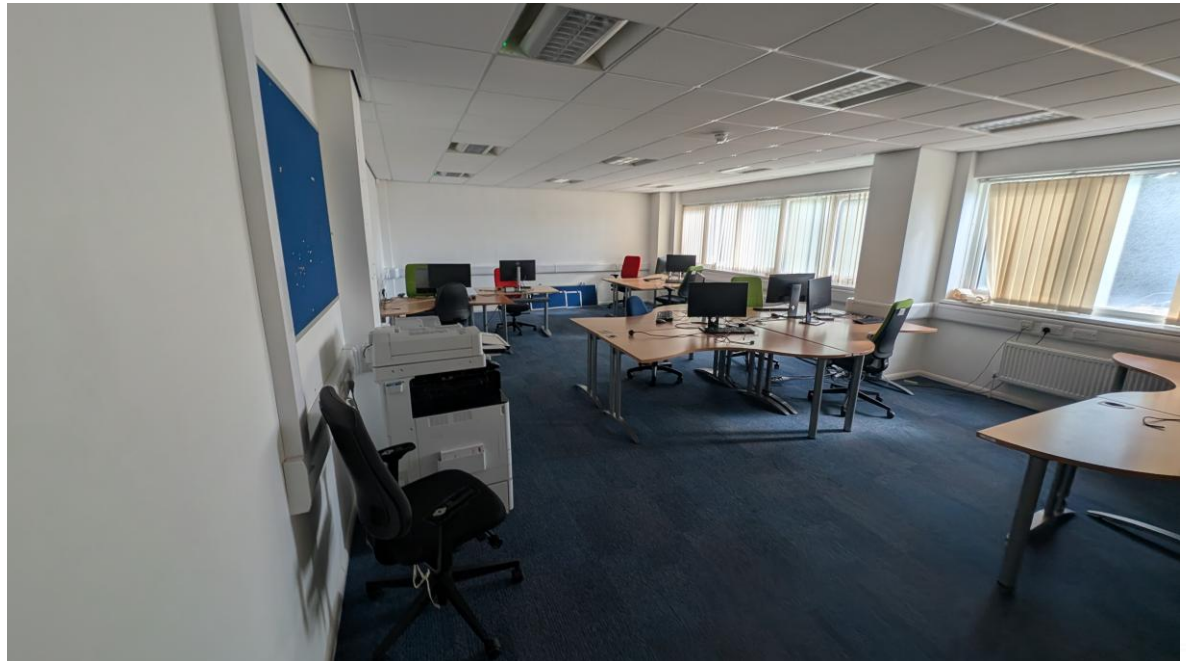
HELLIER
LANGSTON

Description

The unit comprises a semi-detached industrial / warehouse unit with loading canopy. The unit is constructed on a steel portal frame with part brick, part profile metal sheet elevations under a profile metal sheet roof with intermittent roof lights.

There is access directly to the warehouse via a loading door beneath the canopy or two separate pedestrian doors on the front elevation.

Internally the unit has a reception area, open plan ground floor office and separate kitchen. There are male and an accessible female WC's off a corridor leading to warehouse area. The first floor is fitted out as open plan offices.



Ground Floor

Warehouse areas

6.25m to eaves

5.14m to haunch

6.44m to ridge

1 x Electric up and over shutter loading door 3.60m wide by 4.75m high

LED warehouse lights

10% daylight panels

Insulated profile metal sheet roof

Internal blockwork divisional wall

3 phase electrical supply

Gas supply

Mains water and drainage

20 allocated car parking spaces

Loading canopy

1st Floor

Ground floor open plan office

Ground floor male and female WC

Ground floor kitchen / canteen

1st floor open plan office

Carpet

Perimeter trunking

Gas central heating

Suspended ceilings with LED lighting

Fire alarm and smoke detectors



Accommodation

The premises have been measured to Gross Internal Area as follows:

	Sq M	Sq Ft
Warehouse	379.50	4,085
Ground floor office and ancillary area	68.21	734
Ground floor office extension and kitchen	37.62	405
1 st Floor Office	67.39	725
Canopy	32.94	354
Total GIA	585.66	6,303

Business Rates

According to the Valuation Office Agency website the Rateable Value is £57,000 but needs to be reassessed.

EPC

B-30

Terms

The premises are available by way a new Full Repairing and Insuring Lease.

Rent

£91,400 per annum exclusive.

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.

Viewing

Strictly by appointment with the joint sole agents LSH and Hellier Langston.

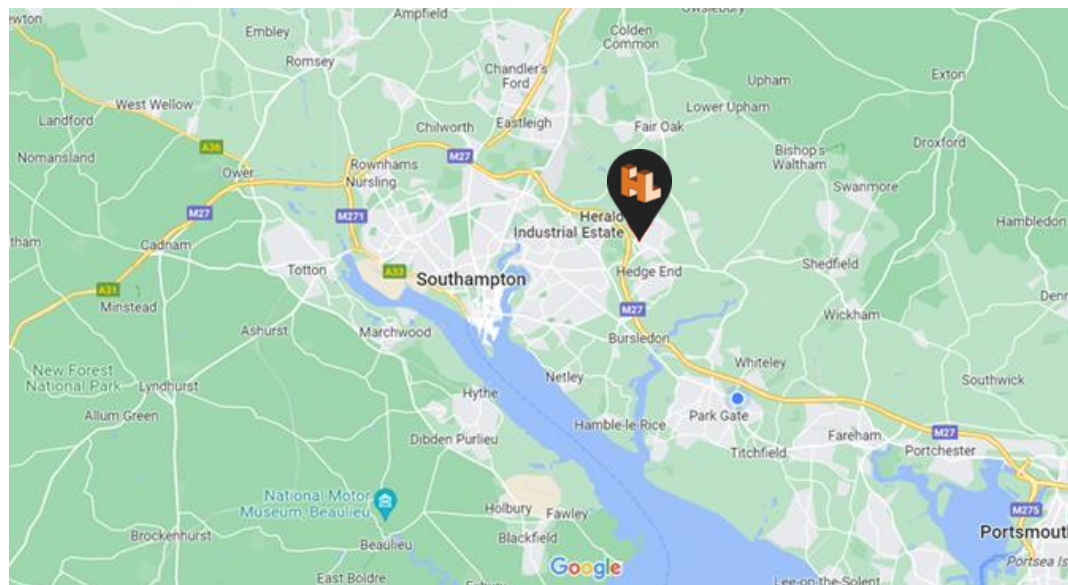
Code for Leasing Business Premises

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.

Location

The unit is on the established Herald Industrial Estate on Herald Road off Botley Road in Hedge End. The immediate area is characterised by a mixture of industrial, trade counter and retail warehouse occupiers, including the likes of Halfords, Tile Flair, ScrewFix and Howdens.

Access to Junction 7 of the M27 is via Botley Road and Charles Watts Way (A344) dual carriageway. Hedge End train station has service to Southampton, Fareham and Portsmouth with links to national rail network. Air services are provided from Southampton International Airport located at Junction 5 of the M27.



Schedule an appointment

www.hlp.co.uk

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