



# Unit D2 Hamilton Business Park

HEDGE END, SOUTHAMPTON, SO30 2JR



**TO LET**

**Modern Industrial/Warehouse Unit with Large Yard**  
**Adjacent Junction 7, M27**  
**12,380 sq ft (1,150 sq m) - 24,760 sq ft (2,300 sq m)**



### Description

This modern detached unit built in 2017 is of steel portal frame construction with inner blockwork and brick and profile clad elevations under a pitched profile metal sheet roof incorporating translucent daylight panels. The unit is capable of being subdivided to provide a combination of space of circa 5,280 sq ft, 7,100 sq ft, 12,380 sq ft and 17,660 sq ft. Externally, there is a large concrete loading apron serving 4 full height loading doors. There is a separate yard and parking to either end of the building

### Specification

- PV Solar Panels
- 8m Eaves
- 7m Haunch
- 8.5m to Ridge
- Power Floated Concrete Floor
- LED Warehouse Lighting
- 3 Phase Electricity
- 2 x Disabled WCs
- 18m Depth Large Concrete Loading Apron
- 4 Electric Loading Doors 4m (w) x 6m (h)
- 2 Separate Yards/Parking for 35 Car Spaces Plus 20 Further Spaces
- EPC Rating – A22
- BREEAM – Very Good



[Click for Virtual Tour](#)



Floor Area	Sq Ft	Sq M
Unit A	5,325	495
Unit B	7,055	655
Unit C	5,280	490
Unit D	7,100	660
Total Floor Area	24,760	2,300

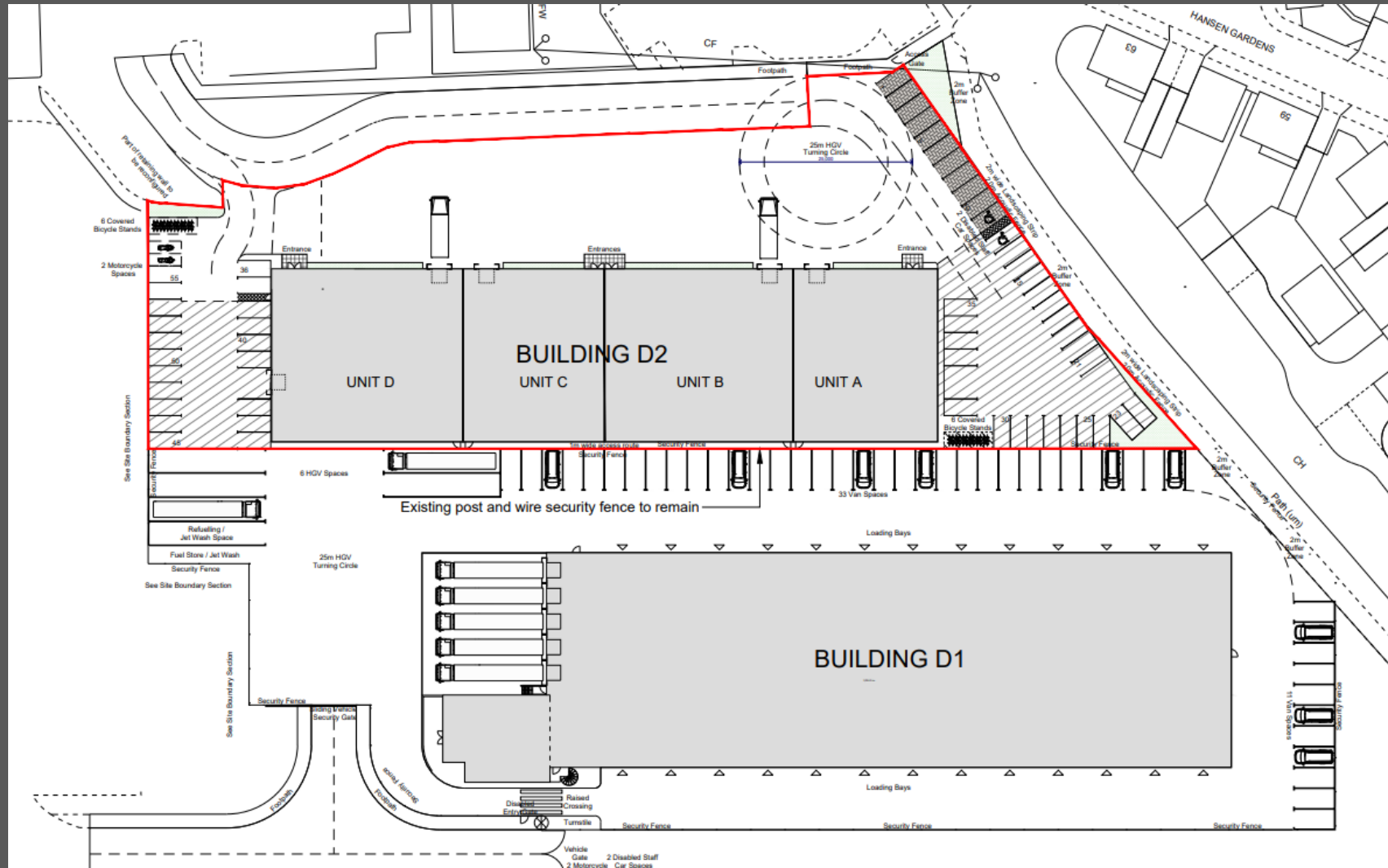
*\*Please refer to lease plan overleaf for identification purposes only*











*\*Lease plan for identification purposes only*

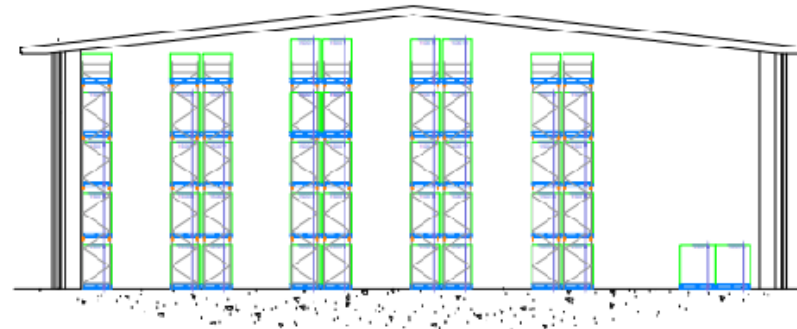
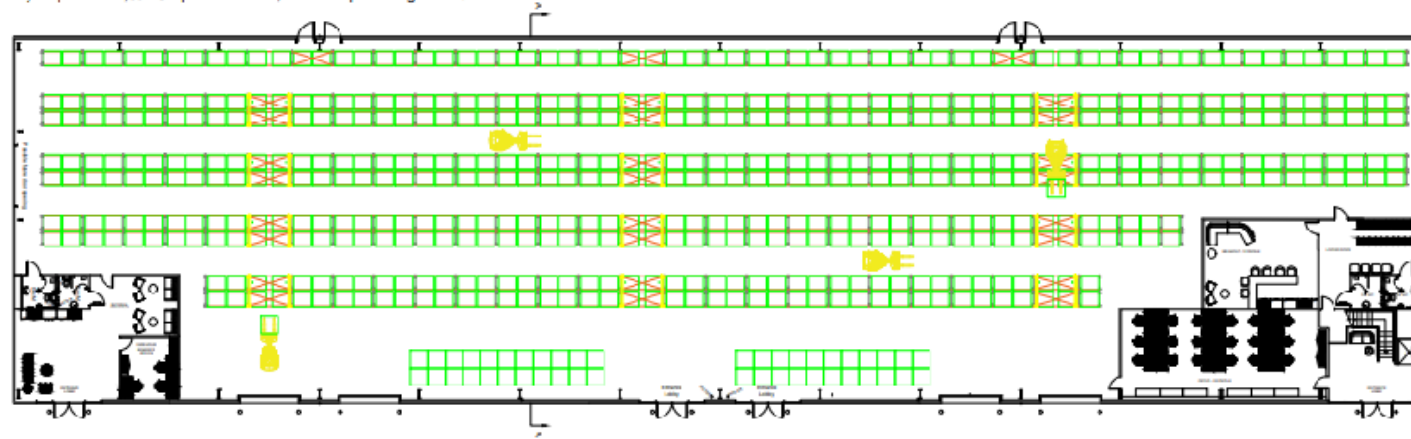




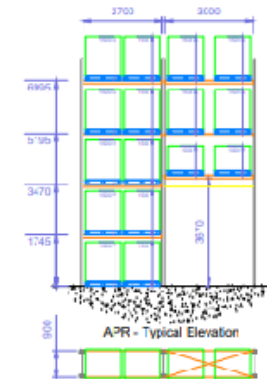




Layout provides 2,532 UK pallet locations, based on pallet height of 1.5m

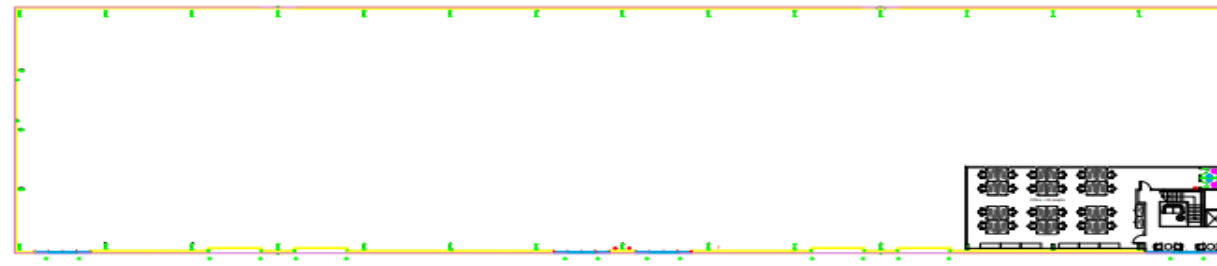


Elevation Through A/A



*Indicative plans from third party to show potential office and racking layout*





First Floor Plan - Unit D2  
1:200 scale



Ground Floor Plan - Unit D2  
1:200 scale



*Indicative plans from third party to show potential office and racking layout*





next

Sainsbury

Wickes

TOOLSTATION

SCREWFIX

CONNECT IT  
UTILITY SERVICES

TRUVOX  
INTERNATIONAL

dpd

Junction 7 - M27/A27

M&S

McDonald's

KFC

Pizza Hut

Magnet

T.K. MAXX

HOME  
SENSE

E  
E

THE SITE



Location

Hamilton Business Park is an established estate accessed from Botley Road (B3035) which connects Charles Watts Way/Tollbar Way to Junction 7 of the M27 within 1 mile. It is within easy reach of Southampton (6 miles) and Portsmouth (16 miles) and is within close proximity to the M3 and A3(M).

Terms

On application

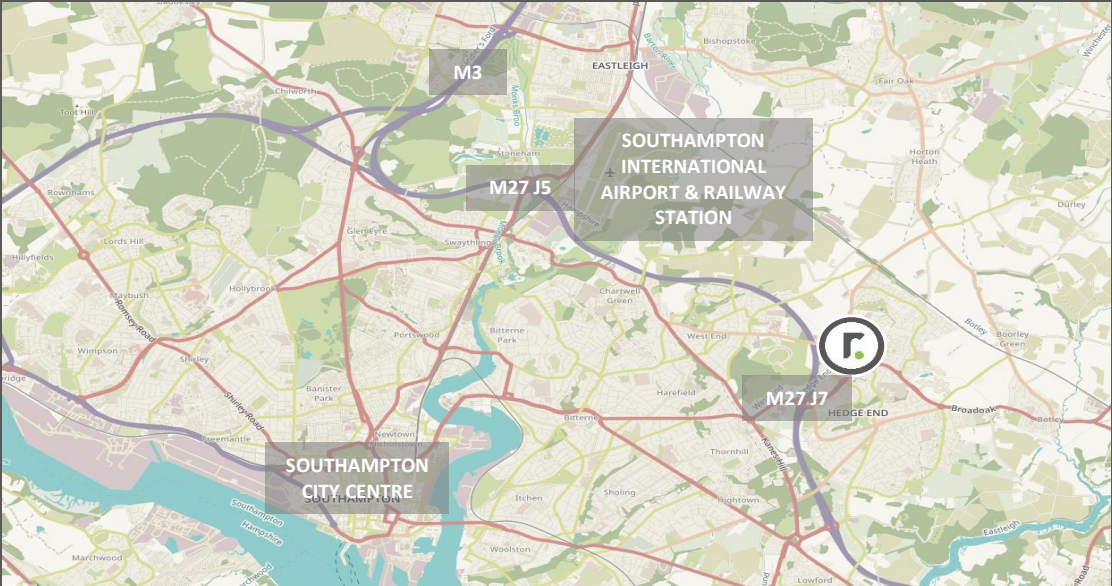
Rent

On application

Business Rates

Warehouse & Premises £207,000 (<https://www.gov.uk/correct-your-business-rates>)

Destinations	Miles
Southampton International Airport	6
Southampton Airport Parkway	6
Southampton	6
Portsmouth	16
Bournemouth	38
Heathrow Airport	70
Central London	82



Unit D2 Hamilton Business Park, Hedge End, Southampton

SAT NAV: SO30 2JR

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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