



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](#)

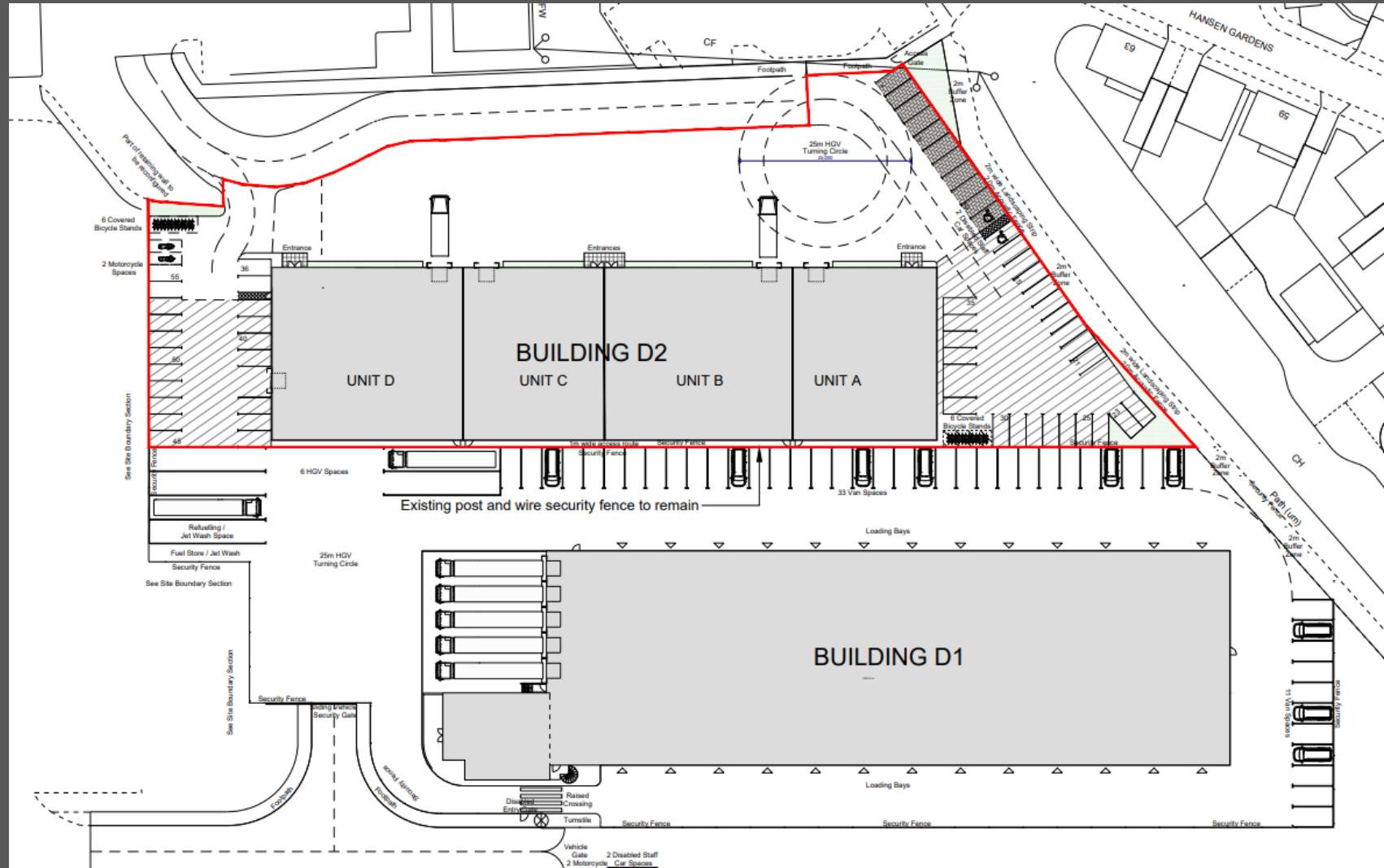


Floor Area	Sq Ft	Sq M
Unit A	5,325	495
Unit B	7,055	655
Unit C	5,280	490
Unit D	7,100	660
Total Floor Area	24,760	2,300

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



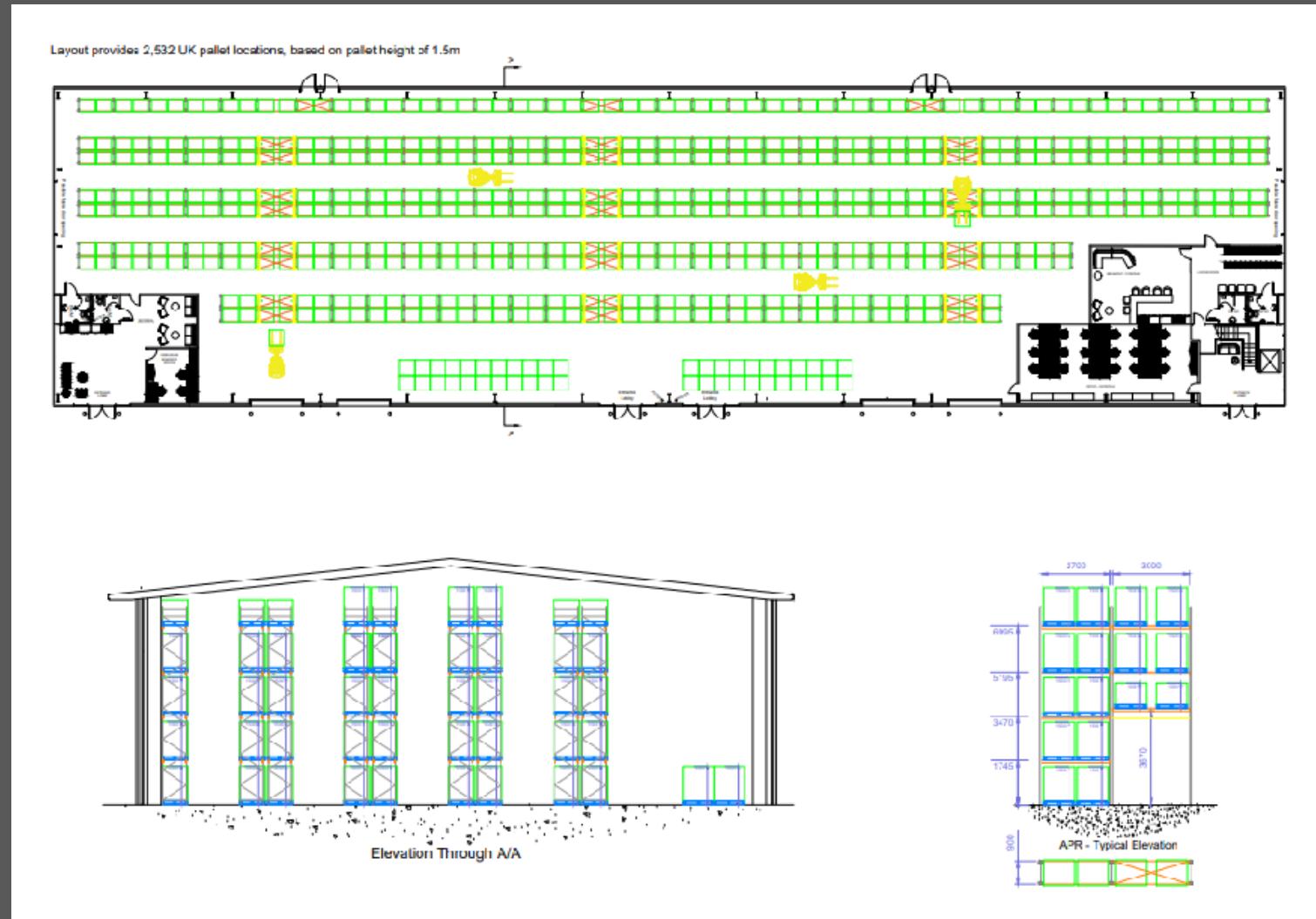




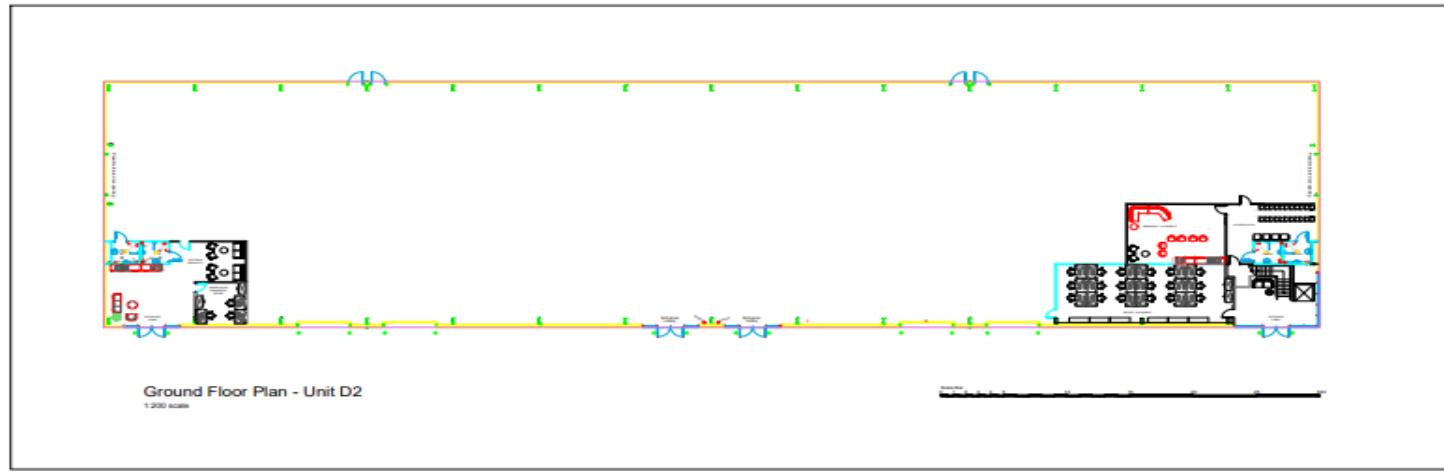
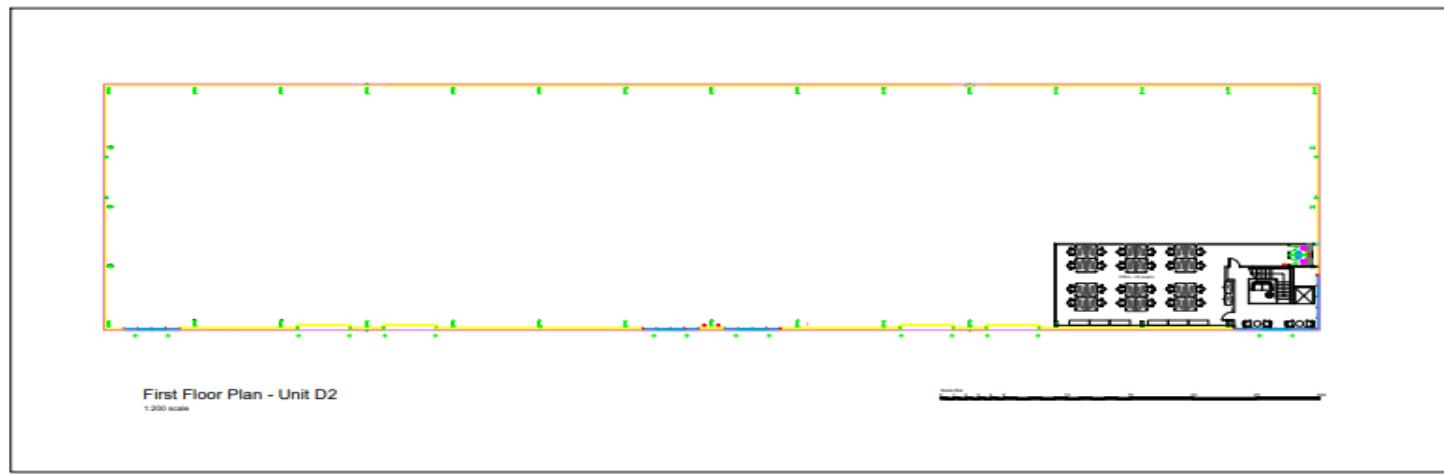
**Please plan for identification purposes only*







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



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

TK-maxx

HOME
SENSE

EE

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

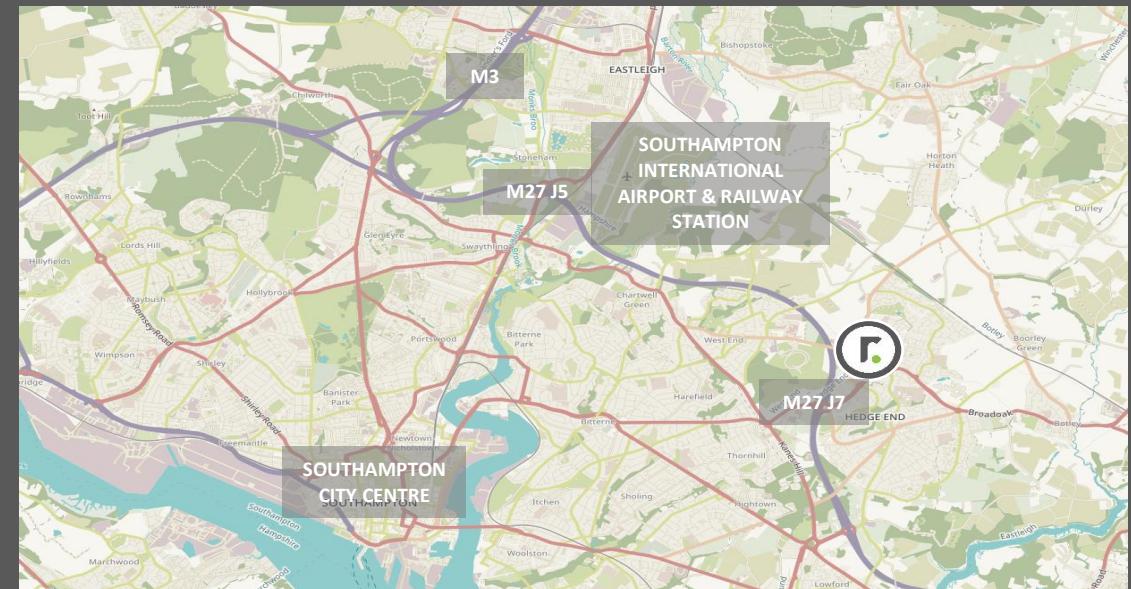
Rent

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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