

TO LET

INDUSTRIAL PREMISES

4,069 SQ FT // 378 SQ M

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



HAMPSHIRE COMMERCIAL

goadsby

HENTY WORKS

HENTY ROAD, SHIRLEY, SOUTHAMPTON, HAMPSHIRE, SO16 4GF

SUMMARY >

- INDUSTRIAL UNIT WITH REAR YARD
- SECURE ACCESS GATE TO SITE
- SITUATED IN POPULAR RESIDENTIAL DISTRICT
- NEW LEASE AVAILABLE

RENT: £32,500 PER ANNUM EXCL.



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Location

- Located in Henty Road, Shirley, close to Shirley High Street and accessed from Oakley Road and Shirley Park Road
- Main access out of the City to the motorway network is via Tebourba Way, which leads to the A35 and the M271/M27 Junction 3 which also provides quick access to the M3
- Southampton City Centre and Southampton Central Station is no more than a 10 minute drive with links to London's Waterloo or West to Bournemouth

Description

- The premises form an industrial site known as Henty Works
- There are two interlinking units and a further self contained warehouse at the rear with a yard
- Private office areas
- WC's
- Eaves to Front unit LHS 3.23m min – 3.88m max
- Eaves to Front unit RHS 3.28m min – 4.29m max
- Eaves to rear unit 3.05m min – 3.6m min
- Front Unit Loading Door Height 2.92m x Width 2.36m
- Secure railed fencing

Accommodation

Front Left hand Unit	1,501 sq ft	139.4 sq m
Front Right hand Unit	860 sq ft	79.9 sq m
Rear Unit	1,708 sq ft	158.67 sq m
Total	4,069 sq ft	378 sq m plus yard

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed, with periodic rent reviews.

Rent

£32,500 per annum exclusive of business rates, VAT, service charge and other outgoings payable quarterly in advance by standing order.

Rateable Value

Front Left Hand Unit: £8,600 Front Right Hand Unit: £8,200
Rear Unit: £9,800
100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to conditions).



Legal Costs

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

Planning

All parties are advised to make their own enquiries to the local authority in respect of their use;

Occupiers are to be aware that the rear workshop has the following opening hours determined by the council:

Monday – Friday: 08:00–18:00 // Saturday: 08:00 – 12:00 Sunday & Bank Holidays: No opening allowed.

Service Charge

Commercial premises are often subject to a service charge in respect of upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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