



Unit 1 Nelson Industrial Estate

MANATON WAY, HEDGE END, SOUTHAMPTON, SO30 2JH



TO LET

Detached Prominent Industrial/Warehouse Unit with Yard

Close to Junction 7, M27

7,400 sq ft (688 sq m)

Description

The property comprises a modern detached unit of part brick and block elevations with insulated profile cladding above and insulated roof with lighting. There is a clear span warehouse and first floor air conditioned offices.

Specification

- 6m Eaves
- 6m Haunch
- 15m Yard Depth
- Concrete Loading
- LED Lighting
- Male, Female and Disabled WCs
- Kitchen
- Manual Up and Over Door 3.6m (w) x 4.05m (h)
- Minimum Parking for 16 Cars (8 spaces to front and 8 spaces to side of unit)
- EPC Rating – TBC



Floor Area	Sq Ft	Sq M
Ground Floor	5,993	557
First Floor	1,407	131
Total Floor Area (GIA)	7,400	688





Location

Nelson Industrial Estate is accessed from Botley Road (B3035) which connects Charles Watts Way/Tollbar Way to Junction 7 of the M27 within 1 mile. A well established industrial/warehouse and trade counter location, 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

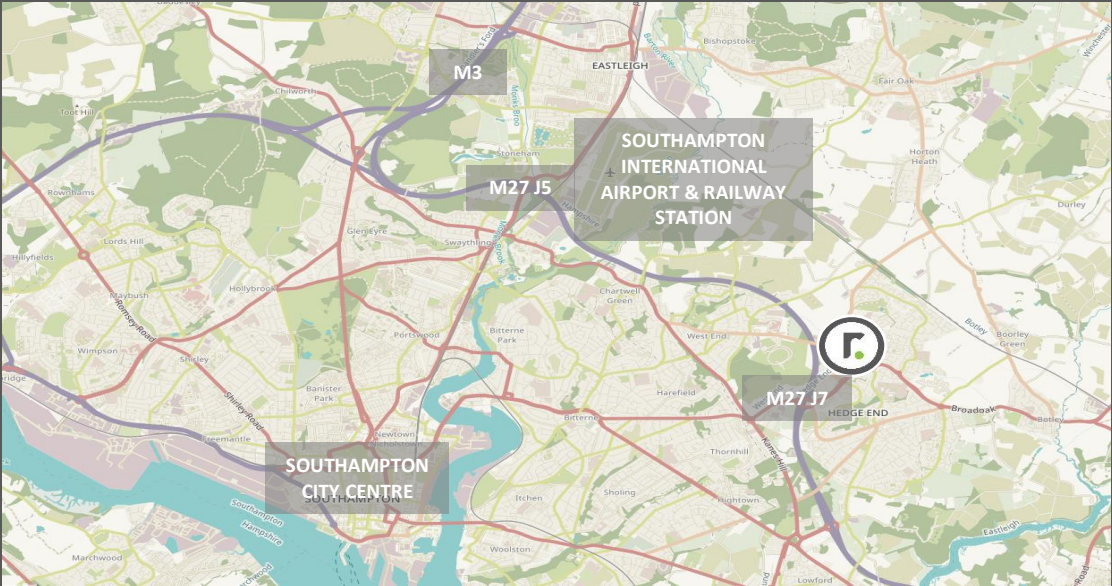
Rent

On application

Business Rates

Warehouse & Premises £50,000 (<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 1 Nelson Industrial Estate, Hedge End, Southampton

SAT NAV: SO30 2JH

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Adrian Whitfield

Realest

023 8202 3999 / 07901 558730

adrian.whitfield@realest.uk.com

Dan Rawlings

Lambert Smith Hampton

023 8033 0041/ 07702 809192

DRawlings@lsh.co.uk

Luke Mort

Lambert Smith Hampton

023 8033 0041/ 07591 384236

LMort@lsh.co.uk



023 8202 3999 • www.realest.uk.com • info@realest.uk.com

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