

UNIT 30
UNDER OFFER

CGI of Unit 29 post refurbishment

Units 29-30 Solent Industrial Estate, Hedge End SO30 2FY

To be fully refurbished, two self
contained warehouses on secure site

TO LET

19,432 - 39,299 Sq Ft
(1,805 - 3,651 Sq M)

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DESCRIPTION

The site comprises 2 adjacent large, self-contained industrial/workshop units on a secure site. Both units are of steel portal frame construction beneath a pitched roof, with inset lighting panels. The flooring is of concrete construction. The units are available individually or combined subject to terms being agreed. The units are to be refurbished to the following brief specification:

- ✓ New roofs
- ✓ LED Lighting to warehouse and offices
- ✓ Minimum eaves height 5m
- ✓ New electric loading doors Unit 29 x 2 & Unit 30 x 4
- ✓ Refurbished first floor offices Unit 29
- ✓ Refurbished ground floor offices Unit 30



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 29	19,432	1,805
Unit 30	19,867	1,846
Total	39,299	3,651

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

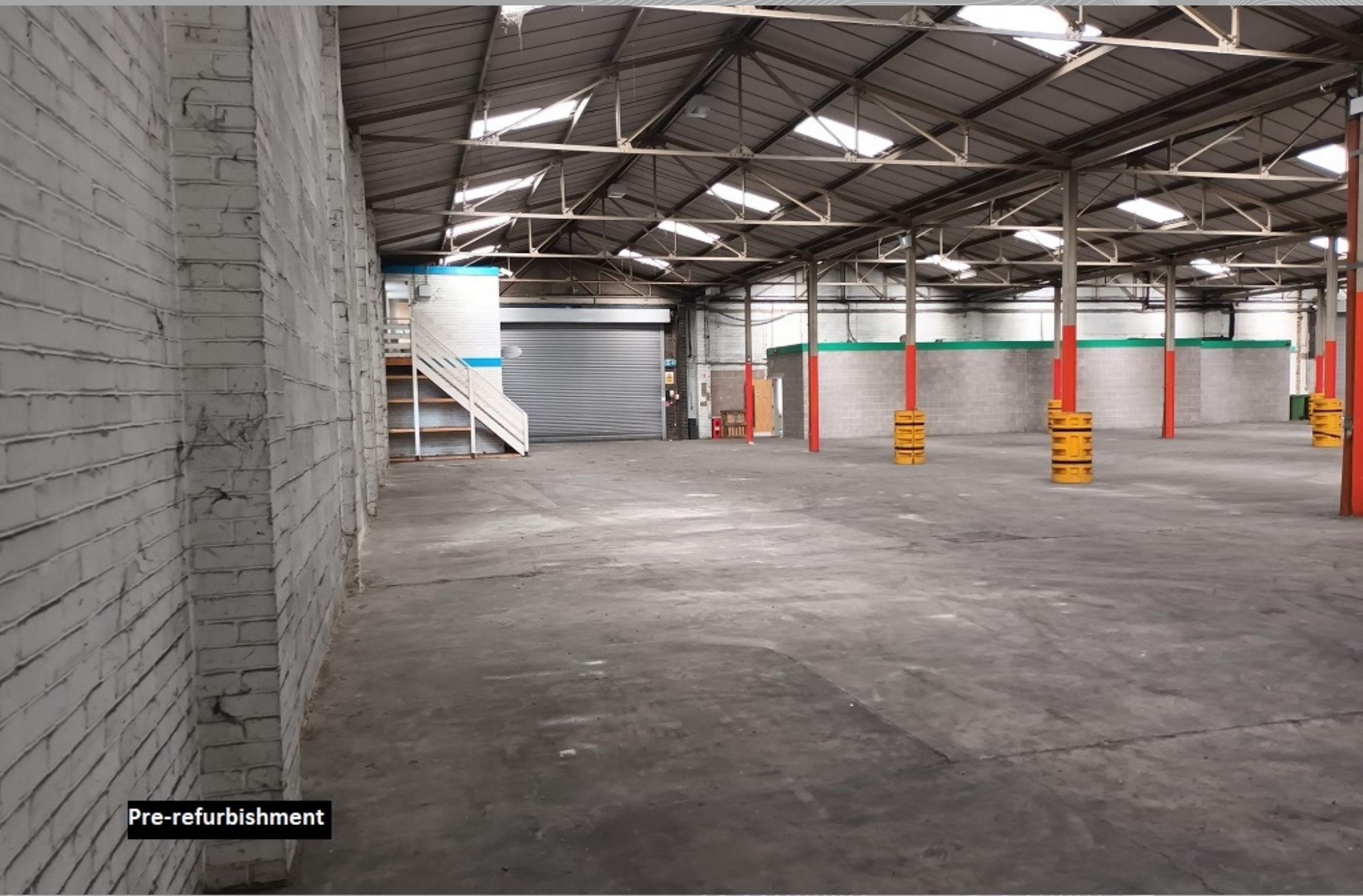
BUSINESS RATES

Rateable Value: £189,500
Source: www.voa.gov.uk
Any lessee must satisfy themselves of the accuracy of this

TERMS

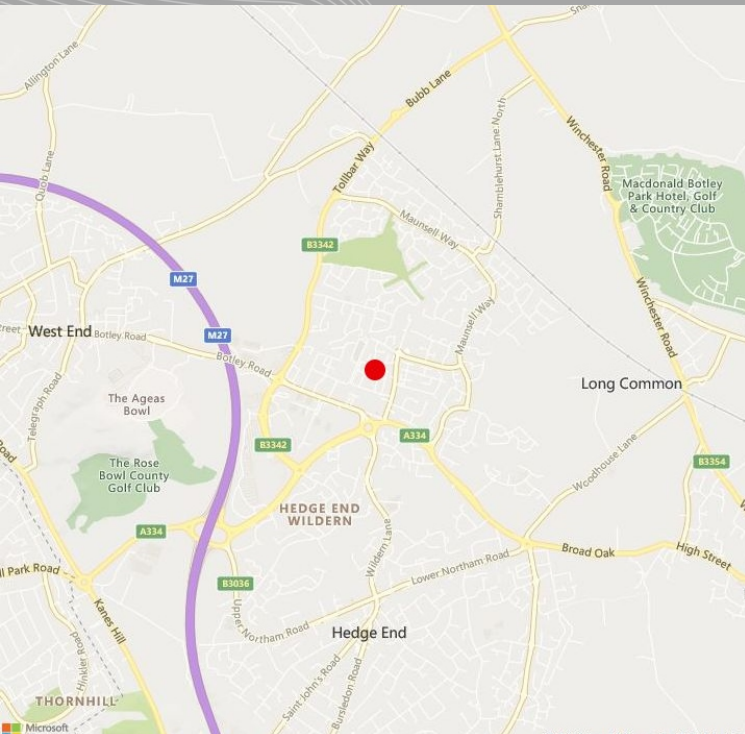
Available on a new lease for a term to be agreed and including periodic rent reviews. The annual rent is £175,000 for Unit 29 and £189,000 for Unit 30.

EPC Energy Asset Performance Rating is D-81 for Unit 29 and C-67 for Unit 30.



Pre-refurbishment

Units 29-30 Solent Industrial Estate, Hedge End SO30 2FY



LOCATION

Solent Trading Estate is an established industrial area located immediately off J7 of the M27 and 9 miles from the M3, with quick access to Portsmouth and Southampton, London and Southampton Airport. Nearby occupiers include Screwfix, Wickes, DPD and Magnet. The estate is close to Hedge End Retail Park which includes occupiers such as Sainsbury's and Marks & Spencer.

Click the following link for the site tour of Unit 29 pre-refurbishment:
<https://tours@virtualloom.co.uk/LSHHedgeEnd/index.htm>



VIEWING & FURTHER INFORMATION

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