

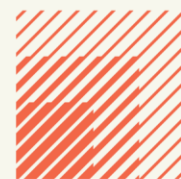


# Unit 8 Solent Industrial Estate

Shamblehurst Lane, Hedge End SO30 2FX

**TO LET**

564.62sq m (6,078 sq.ft)



**HELLIER  
LANGSTON**

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# End of Terrace Industrial/ Warehouse Unit

## Description

The unit comprises an end of terrace industrial unit constructed in the late 1960s/ early 1970s with a two storey section on the front constructed of brick under a flat roof and rear warehouse under a steel pitched portal frame with a profile metal sheet insulated roof and daylight panels.

The front elevation of the warehouse is rendered and interspersed with double glazed uPVC windows, personnel entrance door and access to the warehouse area under the first floor offices via an electric roller shutter door. Externally the unit has 6/8 car spaces and a single lorry space in front of the loading door.

The warehouse area is clear span with a single line of LED lights. In the undercroft beneath the 1<sup>st</sup> floor offices are toilets and warehouse area that can be used for goods in and goods out.

The first floor offices are mainly open plan with single partitioned area. They benefit from carpet, LED lighting and a suspended ceiling, perimeter trunking, electric heating and a tea point. At the top of the stairs is a corridor leading to two WCs.



# End of Terrace Industrial/ Warehouse Unit

## Specification

### Warehouse

- Eaves height 4.13 m
- Haunch height 3.71m
- Ridge height 4.52 m
- Underside of roof 5 m
- Electric roller shutter door 3.00m wide by 3.36 m high
- Concrete floor
- Mains water and gas
- 3 phase electric supply
- Single row of LED warehouse lights
- Male and Female WCs

### 1st floor office and ancillary area

- 1st floor open plan office with 1 partitioned area
- LED lighting and suspended ceiling
- Electric heating
- Carpets
- Perimeter trunking
- Kitchenette
- 2 x WC's

### External area

- The use of 8 forecourt car parking spaces plus large communal car park



# End of Terrace Industrial/ Warehouse Unit

## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

	Sq m	Sq ft
Warehouse and ancillary areas	451.64	4,861
First floor office and ancillary areas	113.08	1,217
<b>Total</b>	<b>564.62</b>	<b>6,078</b>

## Business Rates

According to the Valuation Office Agency website the Rateable Value is £53,500 in April 2026. The current multiplier is 0.48.

## Estate Charge

We understand there is an estate charge.

## EPC

C-68

## Terms

The premises is available by way of a sub-lease until 20<sup>th</sup> June 2027 or assignment of the existing lease until 20<sup>th</sup> July 2032 with the benefit of a Tenant only break 20<sup>th</sup> July 2027. Alternatively, the Landlord may consider a surrender and a new Full Repairing and Insuring lease on terms to be agreed.

## Rent

£53,200 per annum exclusive

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

## AML

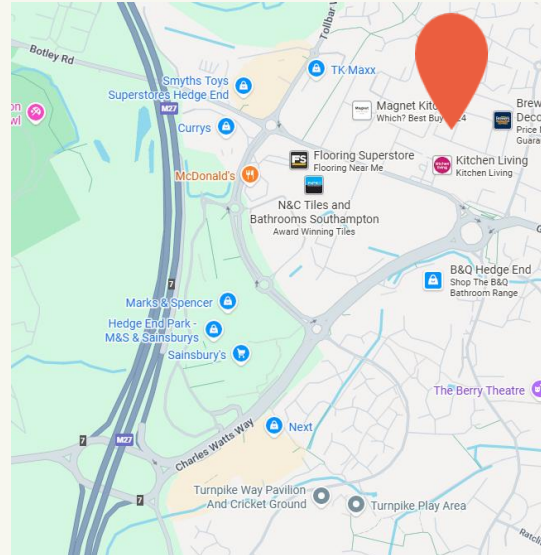
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

## Code for Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

## Location

The unit is located on the Solent Industrial Estate, off Shamblehurst Lane. Shamblehurst Lane links to the A334 Charles Watts dual carriageway which provides access to J7 M27. The M27 is main arterial route linking Portsmouth and Southampton and the M3 at J4.



# HELLIER LANGSTON

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Strictly by appointment with sole agents Hellier Langston