

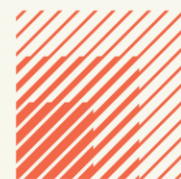


Unit A Griffin Industrial Park

Brunel Road, Totton, Hampshire SO40 3SH

TO LET

826.30 sq m (8,894 sq ft)



**HELLIER
LANGSTON**

www.hlp.co.uk

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End of Terrace Industrial/ Warehouse Unit

Description

Griffin Industrial Park is situated in a prominent position fronting onto Brunel Road on the established Calmore Industrial Estate. Brunel Road is the main route running through the estate. It is a modern estate comprising 16 industrial/warehouse units on a site of approximately 3.30 hectares (8.16 acres). The 16 units are in 3 terrace blocks with 2 communal estate roads running in between accessed from either Brunel Road or Stephenson Road.

Unit A comprises an end of terrace industrial / warehouse unit constructed on a steel portal frame with part brick, part profile metal sheet elevations under an insulated profile metal sheet roof with intermittent roof lights.

Personnel access is from the front car park leading to ground floor reception with access to the 1st floor offices and ground floor amenities including toilets. The 1st floor offices are open plan with partitioned area. The warehouse area is clear span with a single electric up and over loading door on the front elevation.



End of Terrace Industrial/ Warehouse Unit

Specification

Warehouses

- 5.94m to eaves
- 4.98m to haunch
- 7.05m to underside of roof
- 3 Electric up and over doors (3.95m (w) by 4.87m (h))
- High bay warehouse lights
- Insulated profile metal sheet roof with daylight panels
- 3 phase 100 amp 69 KVA electrical supply
- Mains gas connection
- Mains water and drainage
- Ground floor Male, Female and disabled WC's

Offices

- 1st floor office
- Carpet
- Perimeter trunking
- Gas central heating
- Air conditioning
- Suspended ceilings with recessed lighting
- Reception area
- Ground floor kitchen

External

- Forecourt concrete loading and parking



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:

Unit A	Sq m	Sq ft
Warehouse and ancillary area	754.50	8,121
1st floor office	77.30	713
Total	826.30	8,894

Business Rates

Units A, B & C have a combined Rateable Value from April 2026 £186,000, the estimated Rateable Value for Unit A on its own is £62,000.

Terms

The premises are available by way of an assignment or sub-lease until 28th September 2029. Alternatively, the Landlord may consider new Full Repairing and Insuring lease on terms to be agreed.

Rent

£98,153 excluding VAT and all other occupational costs.

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.

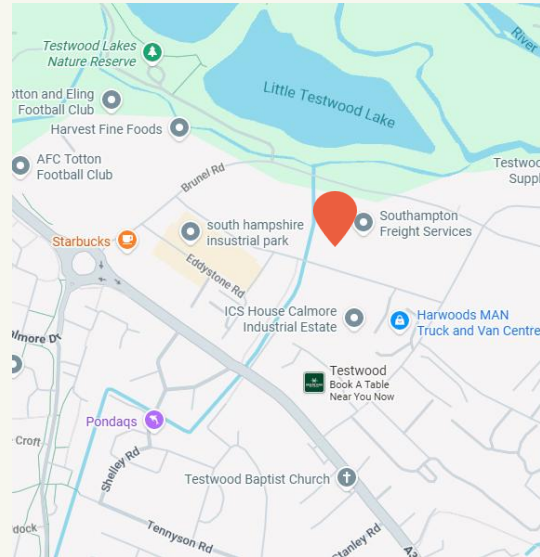
EPC

C-52 until 10th April 2033

Location

Griffin Industrial Park is part of the larger Calmore Industrial Estate. The estate is situated at the corner of Stephenson Road and can also be accessed from Brunel Road, the main arterial route through the Estate.

Calmore Industrial Estate is accessed via the A36 Salisbury Road which links to junction 2 of the M27 to the North and Totton Town Centre and Redbridge Road to the South.



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Strictly by appointment with sole agents Hellier Langston