



GRIFFIN INDUSTRIAL PARK

TO LET
WAREHOUSE / INDUSTRIAL UNIT
WITH SECURE YARD
8,931 SQ FT (830 SQ M)

Brunel Road, Totton, Southampton • SO40 3SH

UNIT D



LOCATION

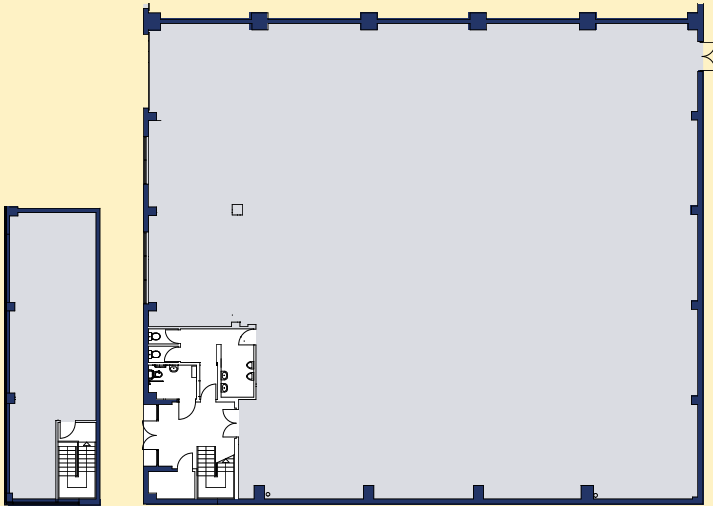
Griffin Industrial Park is part of the larger Calmore Industrial Estate. The estate is situated at the corner of Stephenson Road and can also be accessed from Brunel Road, the main arterial route through the Estate. Calmore Industrial Estate is accessed via the A36 Salisbury Road which links to junction 2 of the M27 to the North and Totton Town Centre and Redbridge Road to the South.

GRIFFIN INDUSTRIAL PARK



SPECIFICATION

-  6m eaves / 7m to underside of roof
-  Roller shutter (3.96x4.87m)
-  0.30 acre yard and parking
-  3 phase electrical supply
-  Open plan office at 1st floor
-  Mains gas connection, water & drainage



ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	7,385	686
Ground ancillary	773	71.88
First floor office	773	71.88
Total	8,931	829.76

TO LET

GRIFFIN INDUSTRIAL PARK

Brunel Road, Totton, Southampton • SO40 3SH

8,931 SQ FT (830 SQ M)



TERMS

The unit is available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT

On application.

SERVICE CHARGE

The estate has a service charge, costs on application.

EPC

EPC Rating C-55.

VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:

**Lambert
Smith
Hampton**
023 8033 0041
www.lsh.co.uk

Dan Rawlings
07702 809 192
drawlings@lsh.co.uk

Luke Mort
07591 384 236
lmort@lsh.co.uk

**HELLIER
LANGSTON**
02382 022111
hlp.co.uk

Matthew Poplett
07971 824525
matt@hlp.co.uk

Jason Webb
07989 959 064
jason@hlp.co.uk

iboxproperty.com

PROPERTY MISDESCRIPTORS AT 1991 All Agents and for the vendors or lessors of this property whose agents they are, give notice that 1. These particulars are prepared for the guidance only of prospective purchasers or tenants. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in text, plans or photographs) is given in good faith, but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of the parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or tenant. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. November 2025