



GRIFFIN INDUSTRIAL PARK

TO LET
WAREHOUSE / INDUSTRIAL UNIT
WITH SECURE YARD
17,082 SQ FT (1,586.99 SQ M)

Brunel Road, Totton, Southampton • SO40 3SH

UNIT Q



LOCATION

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.

GRIFFIN INDUSTRIAL PARK



DRIVE TIMES

LOCATION	MILES	KMS
Southampton International Airport	10	16.09
Junction 2 M27	2	3.22
Junction 3 M27	4.3	6.92
Junction 5 M27	9.8	15.77
Southampton Dock Gate 20	3.9	6.27

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.

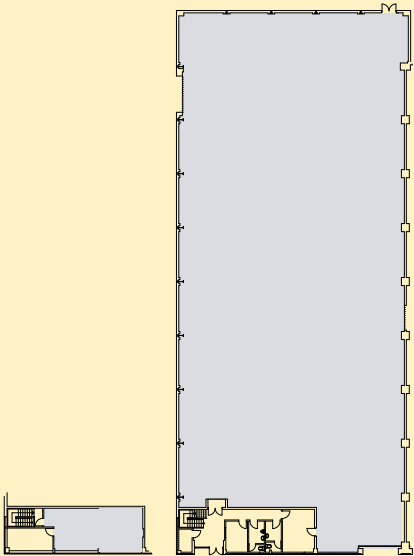
SPECIFICATION

- 6.64 m to eaves
- 5.62 m to haunch
- 7.15 m to ridge
- 7.78 m to underside of roof
- 2 x electric up and over door (3.93 m wide by 4.88 m high)
- High bay warehouse lights
- Insulated profile metal sheet roof with 10% daylight panels
- 3 phase 100 amp 69 KVA electrical supply
- Mains gas connection and parking

- Mains water and drainage
- Ground floor Male, Female and disabled WC's
- Open plan 1st floor office with meeting room
- Reception area (office)
- Suspended ceilings with recessed lighting (office)
- Gas central heating (office)
- Kitchen and reception (office)
- Concrete side yard with warehouse access
- Forecourt concrete loading and parking



TO BE REFURBISHED
(AVAILABLE Q1 2026)



ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	15,540	1,443.67
Ground ancillary	771	71.66
First floor office	771	71.66
Total	17,082	1,586.99

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TERMS

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

BUSINESS RATES

According to the Valuation Office website www.tax.service.gov.uk/business-rates-find/search the Unit Q has a Rateable Value from 1st April 2023 of £119,000.

RENT

On application.

SERVICE CHARGE

We understand there is a service charge on the estate, information available on request.

EPC

The current EPC is C-61. It expires on the 10th January 2026.

VIEWINGS

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

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Smith
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