

# UNIT 1 WATERLOO

INDUSTRIAL ESTATE

FULLY  
REFURBISHED

TO LET | 15,017 ft<sup>2</sup> (1,395 m<sup>2</sup>)

INDUSTRIAL / WAREHOUSE UNIT

FLANDERS ROAD | HEDGE END | SOUTHAMPTON | SO30 2QT

## LOCAL OCCUPIERS

**SHURGARD**  
SELF-STORAGE

**NATS**

**HOWDENS**

**N&C**

**STEARN**  
*Your Other Warehouse*

**Sainsbury's**

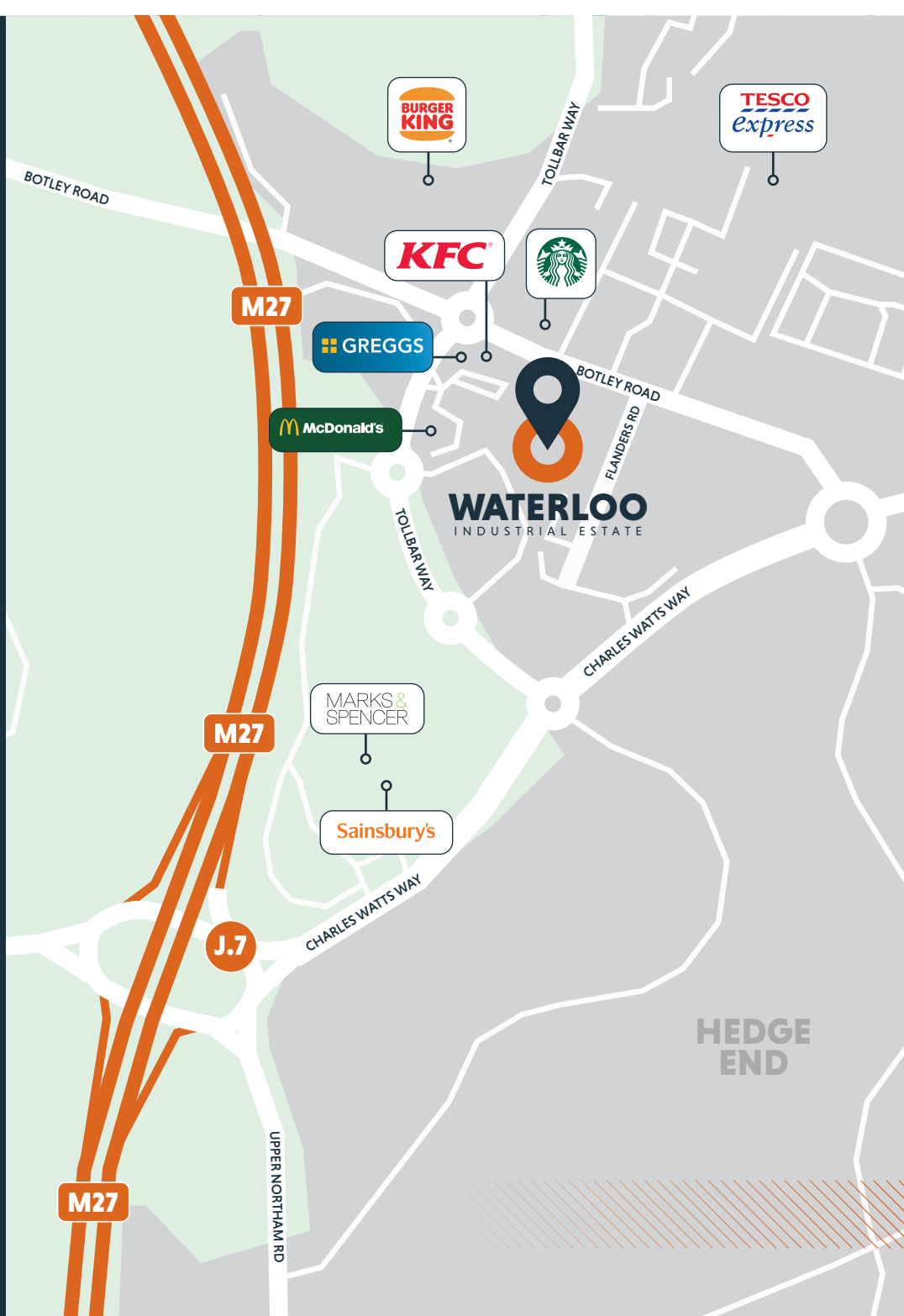
**MARKS & SPENCER**

**B&Q**

**halfords**

**SCREWFIX**

*Tileflair*



## LOCATION

The property is located on the Waterloo Industrial Estate, which is well situated on Flanders Road, off Botley Road and Charles Watts Way (A334) close to junction 7 of the M27 between Southampton and Portsmouth. Hedge End is a well-established retail, industrial and trade counter location. The occupier will benefit from prominent road side frontage onto Botley Road.

The estate is currently occupied by Shurgard, NATS, Howdens Joinery, N&C and Stearn Electric Co. Ltd. Local amenities within a 15 minute walk include M&S, Sainsburys, Tesco Express, popular fast food chains and Starbucks.

Destinations	Miles
M27 - Junction 7	1
Hedge End Train Station	1.5
Southampton	6
Southampton Airport Parkway	6
Southampton	6
Portsmouth	16
Bournemouth	38
Heathrow Airport	70
Central London	82

# UNIT 1

## FLOOR PLANS

29.9m

42.1m

## DESCRIPTION

The fully refurbished property comprises an end of terrace industrial/warehouse unit of steel portal frame construction with part brick, part profile metal sheet elevations. There is direct access to the warehouse via a loading door or a separate pedestrian door to the front elevation.

In addition, there is a pedestrian door providing access to the two-storey office located at the front of the property. This includes a waiting area, meeting room, male and female WCs plus open plan office areas on the first floor of approx. 738 ft<sup>2</sup>.

There is potential to create a secure fenced yard. There are 21 allocated car parking spaces, plus additional visitor parking onsite and opposite the unit.



**CLOSE TO J7, M27**



**NEW ROOF**



**NEW HEATING/COOLING  
IN OFFICES**



**EPC RATING B**



**EAVES HEIGHT 5.78M**



**NEW ELECTRIC  
ROLLER SHUTTER DOOR**



**PROMINENT MAIN ROAD  
SIGNAGE POTENTIAL**



**NEW LED LIGHTING**



**21 ALLOCATED  
CAR PARKING SPACES  
(+ VISITOR PARKING)**

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INDUSTRIAL ESTATE



M27

UNIT 1

ADDITIONAL VISITOR PARKING

TOILBAR WAY

BOTLEY ROAD

FLANDERS ROAD



— Parking areas

••••• A fence could be added for a yard and a fence is permitted



### TERMS

The property is available on a new Fully Repairing and Insuring lease on terms to be agreed at a rent of £202,750 pax (£13.50 psf).

### BUSINESS RATES

The rateable value of the property from April 2026 is £119,000. All enquiries to Eastleigh Borough Council.

### SERVICE CHARGE

Service charge is £0.81 per sq ft for 2026 and service charge is £1,517.31 per annum.



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