



Unit 8 Parham Drive, Boyatt Wood Industrial Estate, Southampton SO50 4NU

TO LET

Industrial/Warehouse Unit

**3,100 Sq Ft
(288 Sq M)**

Unit 8 Parham Drive, Boyatt Wood Industrial Estate, Southampton SO50 4NU

DESCRIPTION

Parham Drive forms part of a purpose built development scheme comprising of 13 industrial/warehouse units. Unit 8 consists of a purpose built unit within a terrace of steel portal frame construction with brick elevation and translucent light panels. There is the ability to combine Unit 7 totalling 3,518 sq ft also.

The property has ample parking, forecourt loading and benefits from the following:

- ✓ Roller Shutter Doors
- ✓ Kitchenette & WC facilities
- ✓ Ground floor offices
- ✓ To be refurbished
- ✓ Good access to the motorway



LOCATION

The property is situated on Parham Drive, an established industrial location in Eastleigh. Situated less than 1 mile from Junction 13 of the M3 and in close proximity to the M27 Motorway. The unit benefits from excellent transport links.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 8	3,100	288
Total	3,100	288

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

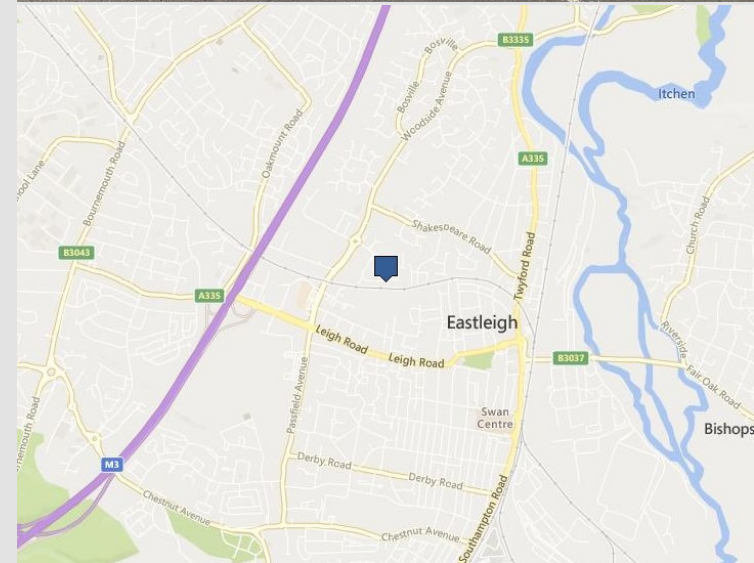
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed. Rent on application.

EPC

The Energy Performance Asset Rating is D(89)



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VIEWING & FURTHER INFORMATION

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