

TO LET

End of terrace industrial/warehouse unit
with secure concrete yard

13,024 SQ FT (1,210 SQ M)

Unit 3 | Eastleigh SO50 4NT

St George's
INDUSTRIAL ESTATE



FULLY REFURBISHED



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Description

The property comprises an end of terrace building with brick and profile metal clad elevations.

Internally there are two storey integral offices with suspended ceiling and LED lighting.

Externally there is a large, secure concrete yard to the front and side of the elevations, with access by way of 2x pedestrian doors or 3x level loading doors.



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VIRTUAL TOUR



TO BE REFURBISHED TO INCLUDE:



LED Warehouse
lighting



Minimum eaves
height 5.75m



3x loading doors
(to front and side)



Ground and first
floor offices



Secure yard of approx
5,094 sq ft



651 Pallet Capacity



Ability to create trade
counter

Accommodation

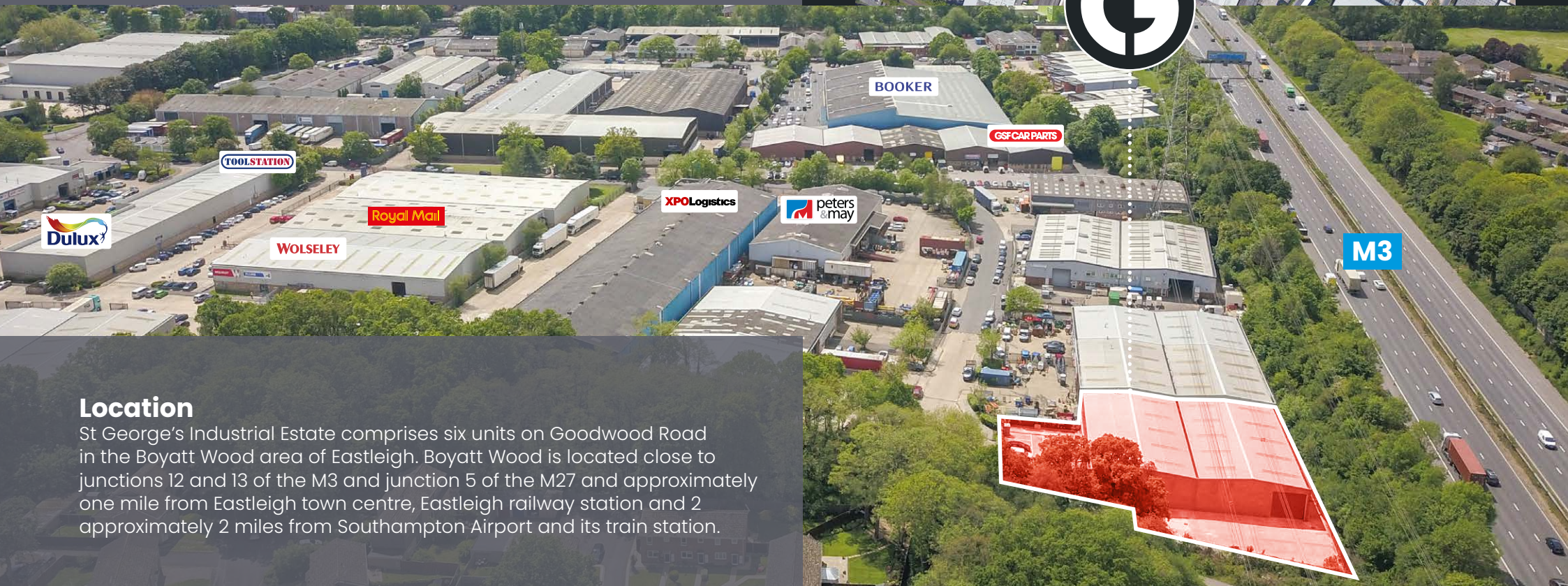
Gross internal areas	sq ft	sq m
Ground floor warehouse and offices	11,863	1,102
First floor offices	1,161	108
Total	13,024	1,210

Terms

The property is available at an annual rent of £140,000 on a new full repairing and insuring lease, for a term to be agreed, including periodic rent reviews.

Business Rates

Rateable value: £74,000. For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.



Location

St George's Industrial Estate comprises six units on Goodwood Road in the Boyatt Wood area of Eastleigh. Boyatt Wood is located close to junctions 12 and 13 of the M3 and junction 5 of the M27 and approximately one mile from Eastleigh town centre, Eastleigh railway station and 2 approximately 2 miles from Southampton Airport and its train station.

VAT

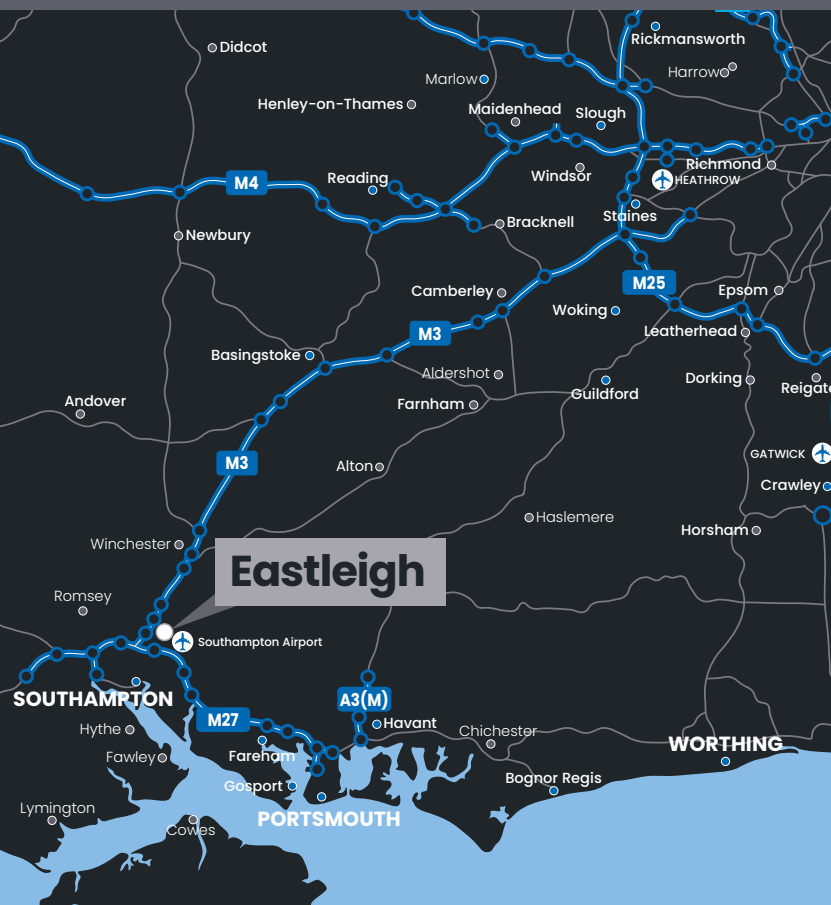
All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

EPC

To be assessed.



Viewing & Further Information

Viewing strictly by prior appointment:

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