

STANSTEAD ROAD

GOODWOOD ROAD, EASTLEIGH
HAMPSHIRE, SO50 4RZ

End of Terrace Trade Counter Unit 6 Available To Let

697.8 sq m (7,511 sq ft)

EXISTING ESTATE
TRADE OCCUPIERS:

SCREWFIX

TOOLSTATION

gap

Dulux
DECORATOR
CENTRE

WOLSELEY

HOWDENS
JOINERY CO.

PROTYRE
www.protyre.co.uk

| 6.15m to eaves | Ground and first floor offices | Dedicated parking and loading | Only 0.7 miles from J13 of the M3

To be refurbished to a high standard

AVIVA
INVESTORS

Location

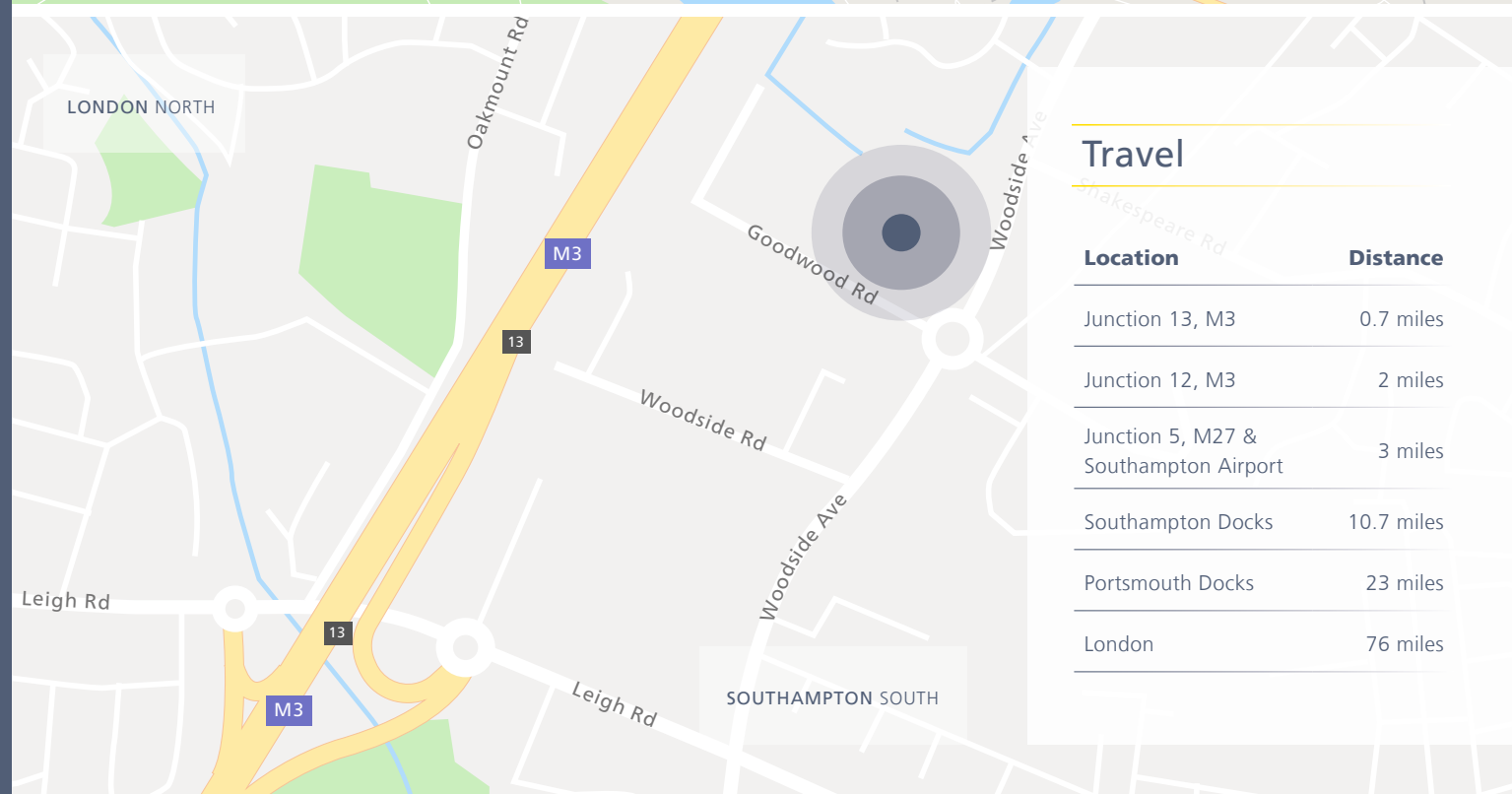
The unit is located on the Stanstead Road Trade Park on Goodwood Road. Goodwood Road links to Woodside Avenue providing access to the M3, Junction 12 via A335 Allbrook Way, and the M3, Junction 13 via A335 Leigh Road.

Description

The available property is an end-terrace trade counter / warehouse unit, under a profile metal sheet insulated roof with 10% natural roof lights. The office accommodation at ground and first floor is fitted out with carpets, gas central heating, suspended ceilings and recessed lighting. On the ground floor there is a kitchen and male, female and disabled WCs.

Specification

- 6.15m eaves
- 5.35m haunch
- 6.71m ridge
- 4.5m wide by 5.0m high electric up and over door
- Ground and first floor offices
- Gas central heating
- Double glazed windows
- Male, female and disabled WCs





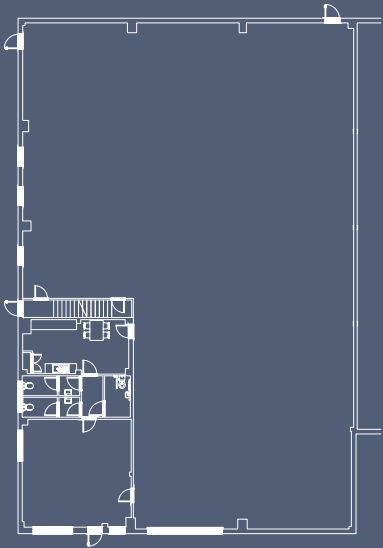
Examples of an Aviva refurbishment



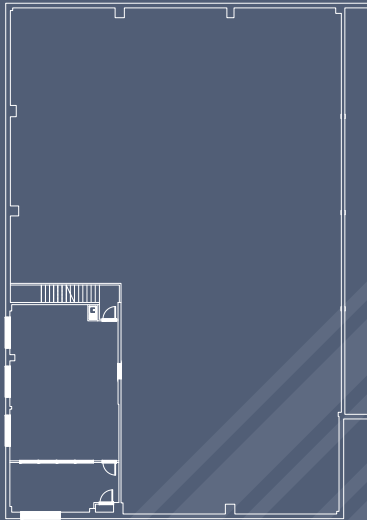
Accommodation

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition) to the following areas:

Unit 6	SQ M	SQ FT
Warehouse	519.64	5,594
Ground floor office and ancillary area	88.35	951
First floor office	89.81	966
Total	697.8	7,511



Ground Floor Plan



First Floor Plan



Rates

We understand from the valuation office website: www.gov.uk/correct-your-business-rates/ that this unit has a rateable value, effective from August 2020 of £47,250.

Legal Costs

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

EPCs

The property has an EPC rating of D-77.

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed.

Rent

On application.

Contact

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