



TO BE FULLY REFURBISHED

Unit 1 Royal London Park, Flanders Road, Hedge End SO30 2LG

TO LET

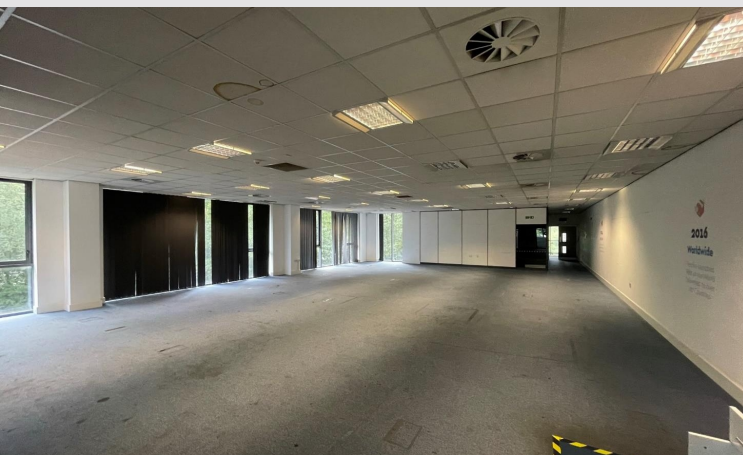
High Specification Detached
Industrial/Warehouse *To be fully
refurbished*

**59,900 Sq Ft
(5,565 Sq M)**

DESCRIPTION

Unit 1 Royal London Park was constructed in 2009 and provides a unique purpose built warehouse/industrial building with an internal eaves height of 10m. The office accommodation is of high specification including raised floors and comfort cooling. There is parking for 72 cars and the site accommodates 2 yards on either side of the building, providing cross level loading. The unit is to undergo full refurbishment.

- ✓ 11m eaves height; 12m ridge; 10m underside haunch
- ✓ 9 level and 2 dock level loading doors
- ✓ 2 separate yards; 37m yard depth
- ✓ Paladin fenced secure yard
- ✓ VRV comfort cooling system to offices
- ✓ Male, female & disabled WCs



LOCATION

The property is located on the Royal London Park estate which is well situated off Botley Road and Charles Watts Way (A334) close to Junction of the M27 between Southampton and Portsmouth. The location provides access across the whole of the south coast with connections to London, Midlands and the North.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
GF Warehouse	52,209	4,850
GF Office inc. Reception & Cloakrooms	3,997	371
FF Office	3,694	343
Total	59,900	5,565

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.

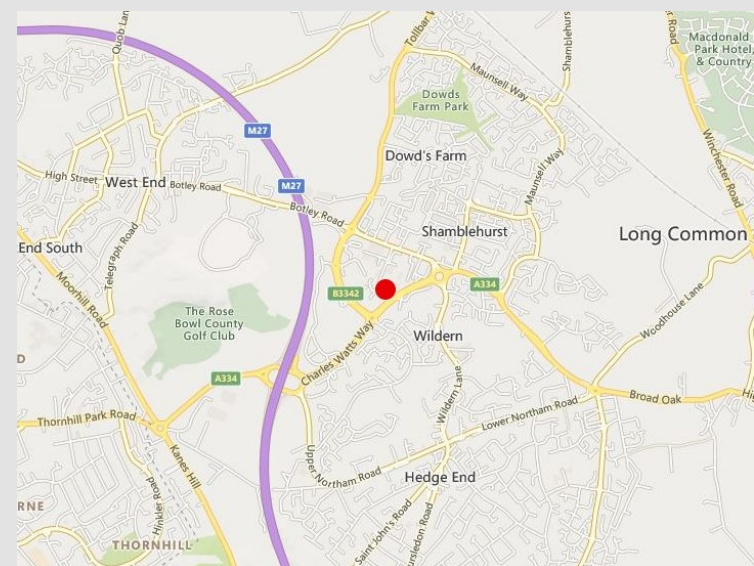
BUSINESS RATES

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

TERMS

The premises are available on a new FRI lease, length by negotiation.

EPC The EPC rating is C69.



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Regulated by RICS 06-Oct-2022

VIEWING & FURTHER INFORMATION

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