



Unit 1 Flanders Industrial Park

HEDGE END, SOUTHAMPTON, SO30 2FZ

To Be Refurbished

TO LET

Industrial Unit/Warehouse

Established Industrial/Trade Area

Exceptionally Well Located – Just Off Junction 7, M27

6,030 ft² (560.22 m²)

Description

The property is of steel portal frame construction with a mix of brick and metal profile cladding to the elevations beneath an insulated profile metal sheet roof. The property benefits from ancillary office accommodation and loading facilities.

The site is well configured to allow separate access for cars and goods vehicles via a central estate road.

Unit 5 comprising 12,092 sq ft and Unit 7 comprising a minimum of 14,548 sq ft are also available on the same estate.

Specification – Unit 1

- Refurbishment works underway, targeting July 2025 completion
- Eaves height 6.8m, haunch height 6.3m, ridge height 7.3m
- Electric loading door (4m wide x 5m high)
- New Roof Lights
- New Roof Coating
- First Floor Offices
- Male, Female & Disabled WCs
- Kitchen Facilities
- Large concrete loading apron
- 9 allocated car parking spaces
- EPC Rating – C67



Accommodation

Unit 1 Floor Areas	Sq Ft	Sq M
Ground Floor Warehouse & Ancillary	5,197	482.79
First Floor Offices	833	77.43
TOTAL	6,030	560.22









Images taken prior to refurbishment





Images taken prior to refurbishment







Location

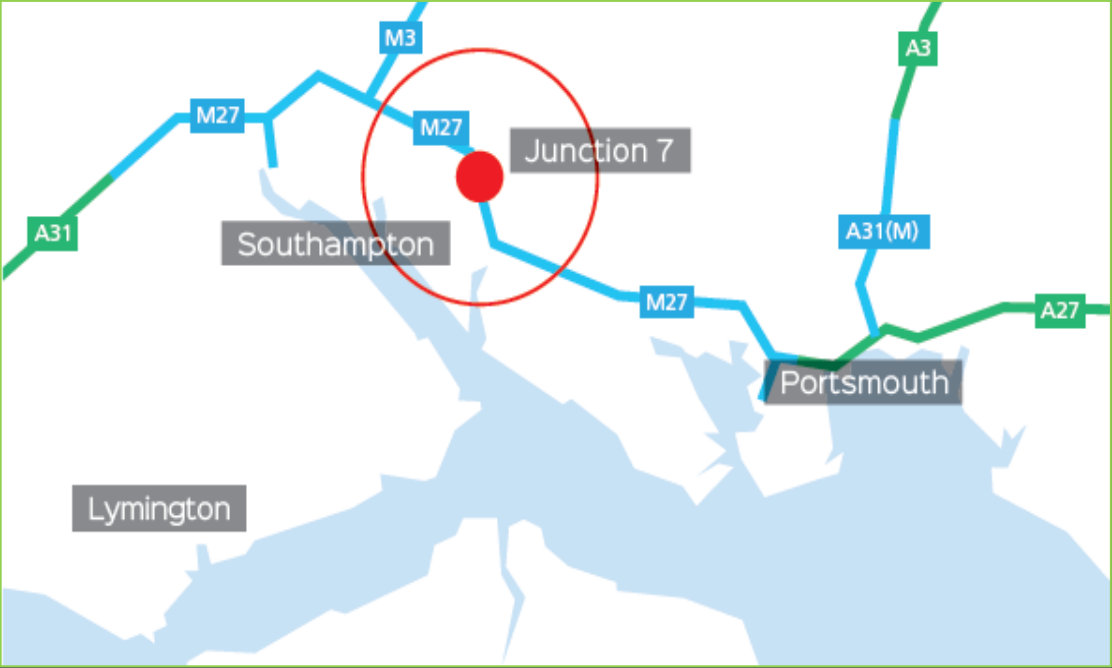
The property is located on the Flanders Industrial Park, which is well situated off Botley Road and Charles Watts Way (A334) close to junction 7 of the M27 between Southampton and Portsmouth. Hedge End is a well-established retail, industrial and trade counter location. Nearby occupiers include Sainsbury's, Marks & Spencer, B&Q, Howdens and Shurgard Self Storage.

Terms

The property is available on a leasehold basis on terms to be agreed at a rent of £84,420 pax on a refurbished basis.

Business Rates

All enquiries to Eastleigh Borough Council.
www.voa.gov.uk



Destinations	Miles
Southampton International Airport	6
Southampton Airport Parkway	6
Southampton	6
Portsmouth	16
Bournemouth	38
Heathrow Airport	70
Central London	82

Unit 1 Flanders Industrial Park, Hedge End, Southampton

SAT NAV: SO30 2FZ

VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment

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