

TO LET

Refurbished Warehouse Unit With Yard and Offices

UNIT 5 NELSON INDUSTRIAL ESTATE

MANATON WAY, HEDGE END SO30 2JH

8,041 SQ FT
747 SQ M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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CLOSE TO
M27 J7



MIN EAVES
HEIGHT 6.07M



REFURBISHED
UNIT



ONSITE
PARKING &
YARD



CAPPED
SERVICES



OFFICES

PROPERTY
DETAILS

ACCOMODATION

	SQ FT	SQ M
WAREHOUSE/ENTRANCE	6,859	637
FIRST FLOOR OFFICES	1,182	110
TOTAL	8,041	747

The property comprises a semi-detached warehouse of steel roof truss construction with lower brick and upper profile steel clad elevations all under a pitched roof incorporating translucent light panels. Unit 5 benefits from generous car parking which is situated both at the front and to the side of the unit. The property has open plan warehouse accommodation with ground floor reception, offices, WC's and first floor offices.



NELSON INDUSTRIAL ESTATE, **UNIT 5**
Manaton Way, Hedge End, SO30 2JH

PROPERTY

LOCATION

Nelson Industrial Estate is a well established industrial / warehouse and trade counter location. It is accessed from Botley Road (B3035) which connects Charles Watts Way / Tollbar Way to Junction 7 of the M27 just a mile away. The centre of Southampton and Portsmouth are both within 25 mins drive and the M3 can be reached in 10 mins.

DRIVE TIMES	Miles	Time
M27 J7	1	3 mins
M3 J13	7	12 mins
SOUTHAMPTON DOCKS	6	20 mins
PORTSMOUTH DOCKS	18	30 mins
LONDON	86	2 hours

 SAT NAV: SO30 2JH
///fines.invent.trap



NELSON INDUSTRIAL ESTATE, UNIT 5

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FURTHER INFORMATION

TERMS: The premises are now available to let in full repair and newly decorated, on a new FRI lease at a quoting rent of £100,500 pa exclusive.

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

LEGAL COSTS: Each party is to be responsible for their own legal costs incurred in any transaction.

EPC: The Energy Performance Asset Rating is C64.

AGENT DETAILS



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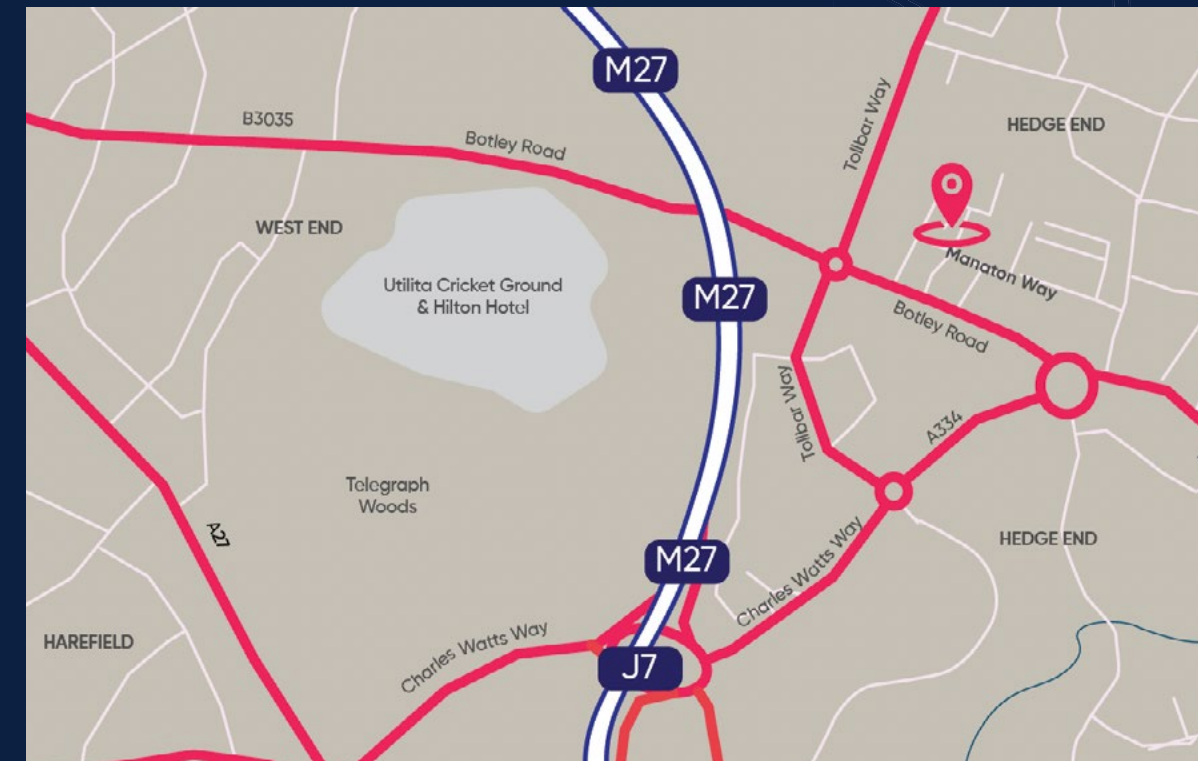
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OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us



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