



Unit 2 Airways Distribution Park

WIDE LANE, EASTLEIGH, SO18 2RT



TO LET

Prominent Modern 9m Warehouse Unit with Secure Yard

Excellent Location – Visibility to M27 and Adjacent Junction 5

30,557 ft² (2,838 m²)

Description

The premises comprise a semi-detached unit constructed with a traditional steel portal frame and clad with insulated profile metal sheet to the elevations and roof. The roof also benefits from approximately 20% roof lights. The external elevations are part profile metal sheet and brickwork, with powder coated double glazed windows to the offices. The main estate road, car park to the front of the building and the yard area to the side elevation are block paved. The site boundary to the motorway is protected via a wooden fence and to the rear boundary is a wire mesh fence.

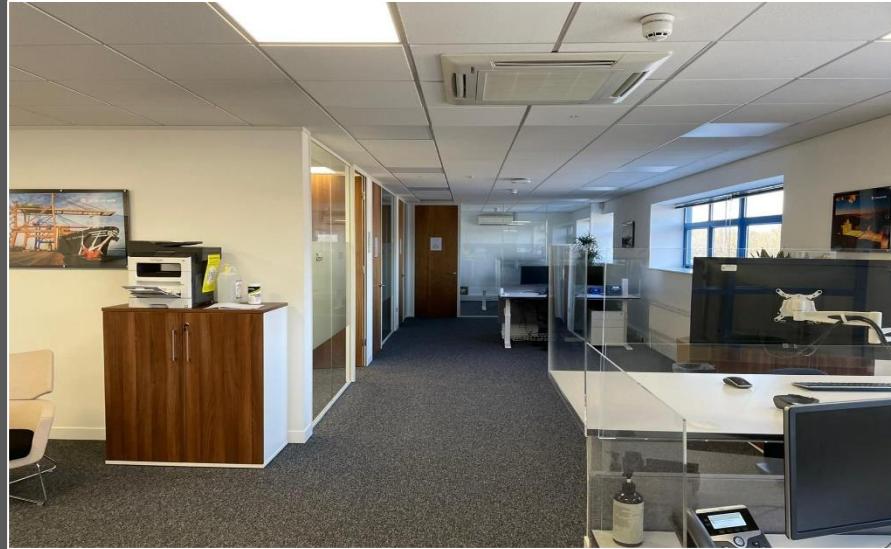
Specification

- 9.36m eaves height rising to 11.7m at the ridge
- Clear span warehouse
- 2 electric loading doors – 4m (w) x 5.5m (h)
- High bay LED lighting
- Open plan comfort cooled offices
- Gas central heating, suspended ceiling and recessed lighting
- Ground floor canteen and first floor kitchenette
- 35 allocated front car parking spaces
- Secure side yard
- EPC rating – B48



| Floor Area | Sq Ft | Sq M |
|---|---------------|-----------------|
| Warehouse | 26,770 | 2,486.95 |
| Ground Floor Reception & Ancillary Area | 1,894 | 175.92 |
| First Floor Offices | 1,893 | 175.92 |
| TOTAL (GIA) | 30,557 | 2,838.80 |







Location

The unit is located on Airways Distribution Park overlooking the M27 motorway and is accessed off George Curl Way. George Curl Way links with the A335 which provides direct access to Junction 5 M27, Southampton International Airport and Southampton Airport Parkway Railway Station which is a mainline fast train stop between Southampton Central and London Waterloo. Junction 5 provides excellent access to M27/A31 westbound for Bournemouth and the West Country and M27/A3(M)/A27 eastbound for Portsmouth. Junction 4 connects to the M3 northbound for M25/A34 to London, The Midlands and The North.

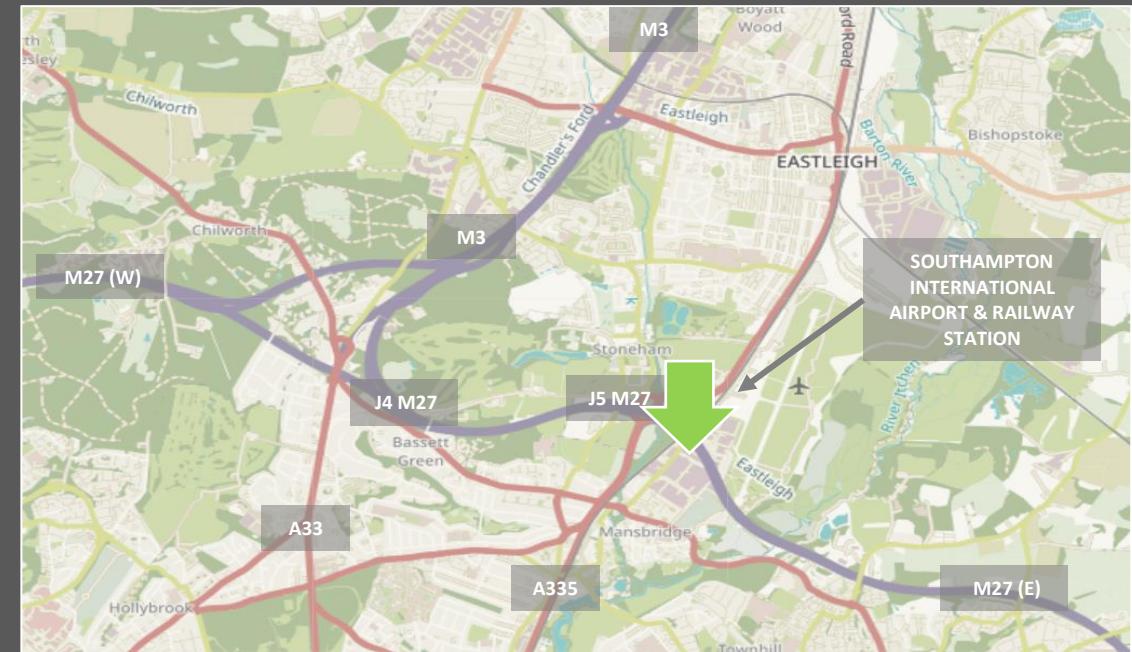
Terms

The property is available on a lease assignment or sub lease until May 2024 at a passing rent of £285,000 pax (£9.31 psf). Alternatively, a new FRI lease is available by separate negotiation with the landlord.

Business Rates

Factory & Premises £198,000 (<https://www.gov.uk/correct-your-business-rates>). All enquiries to Southampton City Council.

| Destinations | Miles |
|---|---------|
| Southampton Airport & Airport Parkway Railway Station | 0.2 |
| Junction 5, M27 | 0.5 |
| Junction 4, M27 (for M3/M25) | 15 |
| Port of Southampton Dock Gate 4/Dock Gate 20 | 4.2/4.9 |
| Portsmouth Continental Port | 19.1 |
| A34 (for Midlands/The North) | 12.0 |
| London Heathrow Airport | 60.4 |



Unit 2 Airways Distribution Park, Wide Lane, Eastleigh

SAT NAV: SO18 2RT

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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