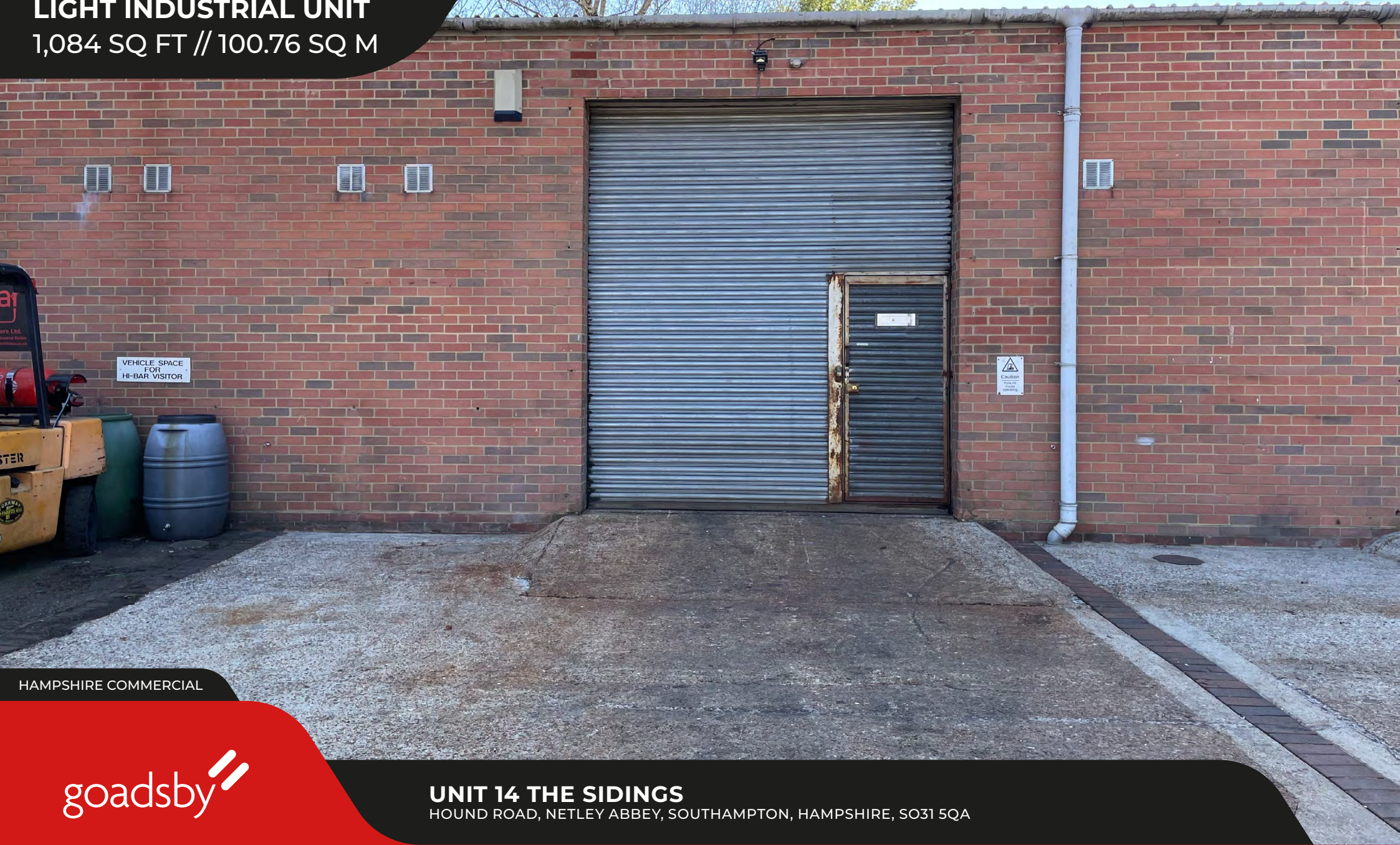


# TO LET

**LIGHT INDUSTRIAL UNIT**  
1,084 SQ FT // 100.76 SQ M



HAMPSHIRE COMMERCIAL

goadsby

**UNIT 14 THE SIDINGS**

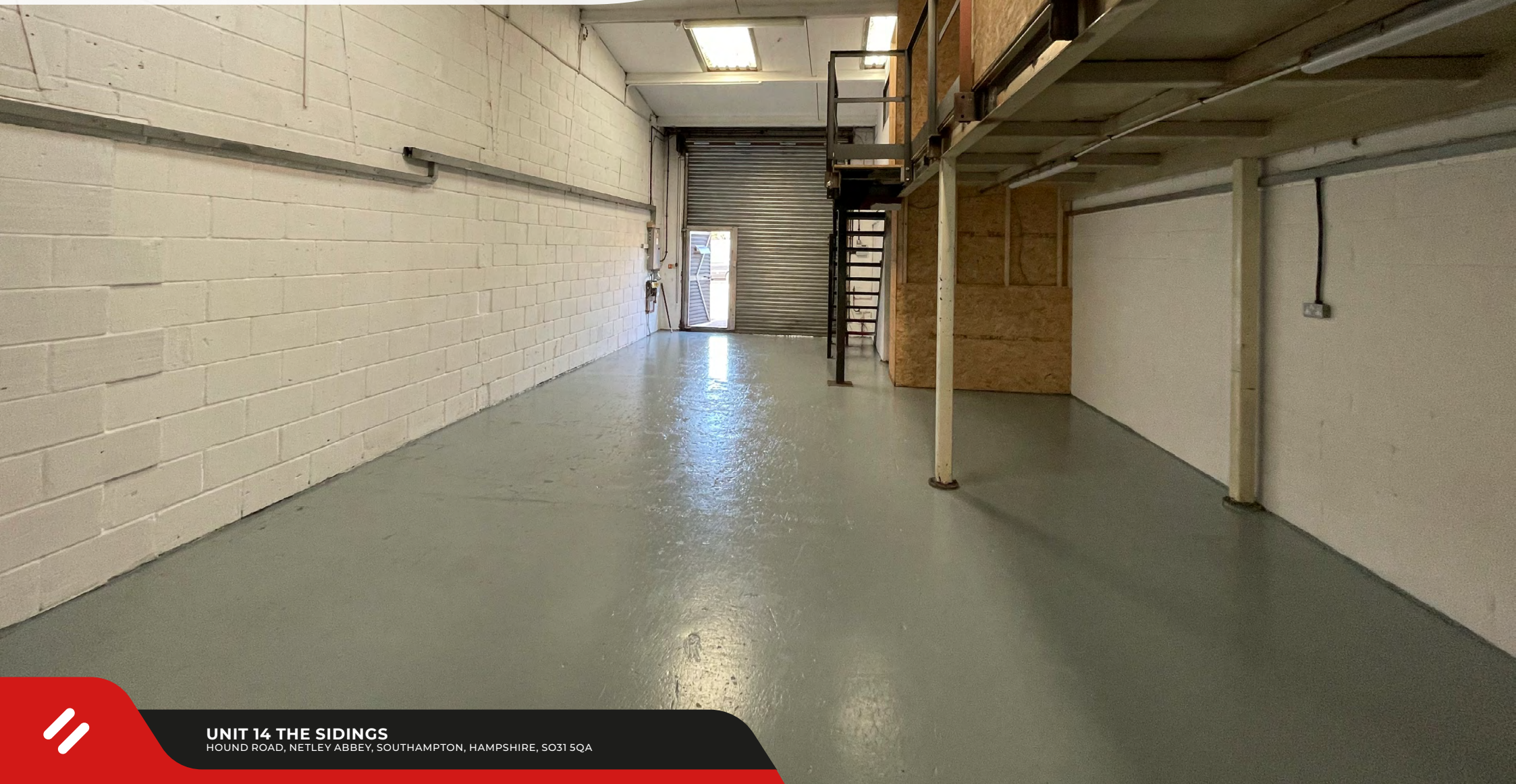
HOUND ROAD, NETLEY ABBEY, SOUTHAMPTON, HAMPSHIRE, SO31 5QA



## SUMMARY >

- FLEXIBLE OCCUPATIONAL TERMS
- CONVENIENT LOCATION CLOSE TO JUNCTION 8 OF THE M27
- FORECOURT PARKING
- 3 PHASE POWER

QUOTING RENT £12,000 PER ANNUM EXCL.



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## Location

- The Sidings Industrial Estate is situated off Hound Road in Netley Abbey, Southampton
- Approximately 2 miles from Junction 8 of the M27 via Hamble Lane.
- Southampton City Centre is 5 miles to the east and accessible via the A3024 (Northam Bridge) or the A3025 (Itchen Bridge).
- Hamble train station is situated approximately half a mile away along Hamble Lane.
- Hamble is approximately one mile to the South and has several popular marinas, industrial estates, cafes and restaurants

## Description

The Sidings is a small development of industrial/business units providing single and two-storey buildings. The units benefit from the following brief specification:

- Loading via roller shutter door measuring approximately 3m wide x 3.36m high
- Cloakroom
- 3 Phase power
- Fluorescent strip lighting
- On-site car-parking

## Lease

The unit is available on new full repairing and insuring lease for a term of 3 years, incorporating mutual quarterly break options subject to 3 months prior notice. There will be a break penalty of **£1,000** should the tenant break within the first year of the term. The lease will be contracted outside of the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

## Accommodation

	sq m	sq ft
Ground Floor	74.32	800
Mezzanine*	26.44	284
<b>Total</b>	<b>100.76</b>	<b>1,084</b>

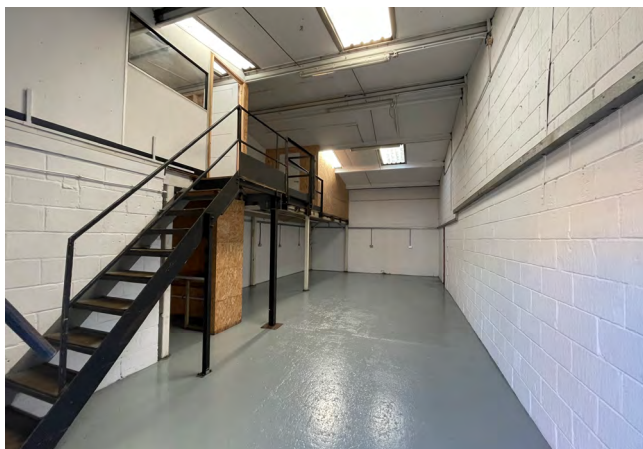
\* The mezzanine floor has a load limit, the floors capacity is 1.5 kN/m2 UDL with a 3 kN point load and it would be expected not to exceed this.

## Planning

Light industrial use with no evening use between 9pm and 7am and no use on Sundays or Bank Holidays. Motor trade users will not be accepted.

## Service Charge

A service charge is payable which includes grounds maintenance, waste management and buildings insurance.



## Rent

**£12,000 per annum exclusive** of business rates, VAT, and service charge payable monthly in advance by direct debit.

## Rateable Value

£12,750

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2025)

## EPC Rating

D - 90

## Legal Costs

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

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://goadsby.com)



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