



Units 19-20, Solent Industrial Estate, Hedge End SO30 2FY

TO LET

Fully Refurbished Warehouse /
Industrial Unit

**14,776 Sq Ft
(1,373 Sq M)**

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DESCRIPTION

Units 19-20 comprise a mid-terrace industrial / warehouse premises which has been recently refurbished. Externally there is a loading apron and car park opposite a large communal car park which serves all tenants on the estate on a first come first served basis.

- ✓ Concrete loading apron with covered loading
- ✓ Eaves height 5.5m
- ✓ 3 x new electric loading doors
- ✓ First floor offices
- ✓ New fully insulated profile metal roof
- ✓ Air conditioned offices

LOCATION

The unit is situated on Solent Industrial Estate off Shamblehurst Lane in Hedge End, on J7 of the M27 between Southampton and Portsmouth. Hedge End train station has service to Southampton, Fareham and Portsmouth with links to national rail network. Air services are provided from Southampton International Airport located at J5 of the M27.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	10,215	949
Mezzanine	791	73
First Floor Offices	3,770	350
Total	14,776	1,373

LEGAL COSTS

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

BUSINESS RATES

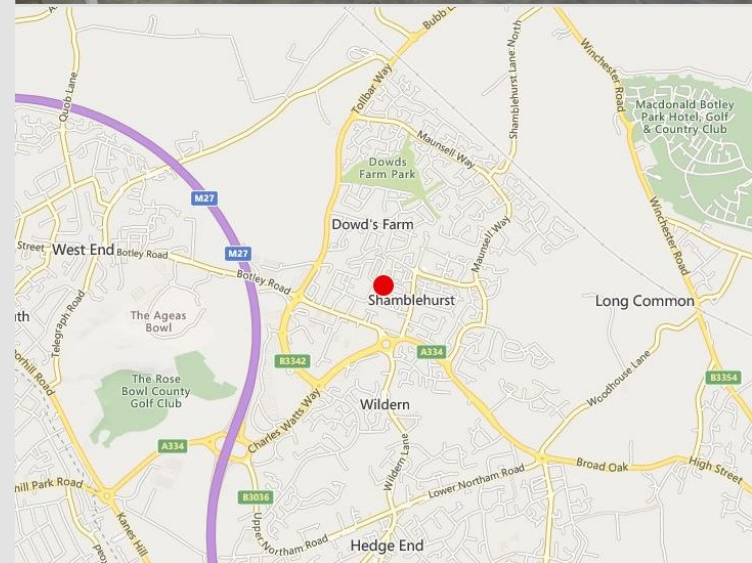
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The unit is available at a rent of £133,000 pa excl. of VAT on a new full repairing and insuring lease for a term to be agreed and incorporating periodic rent reviews where applicable.

EPC

The Energy Performance Asset Rating is D84.



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