

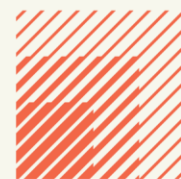


## Unit 1, 362B

Spring Road, Itchen, Southampton S19 2PB

**TO LET**

456.27 sq m (4,900 sq.ft)



**HELLIER  
LANGSTON**

[www.hlp.co.uk](http://www.hlp.co.uk)

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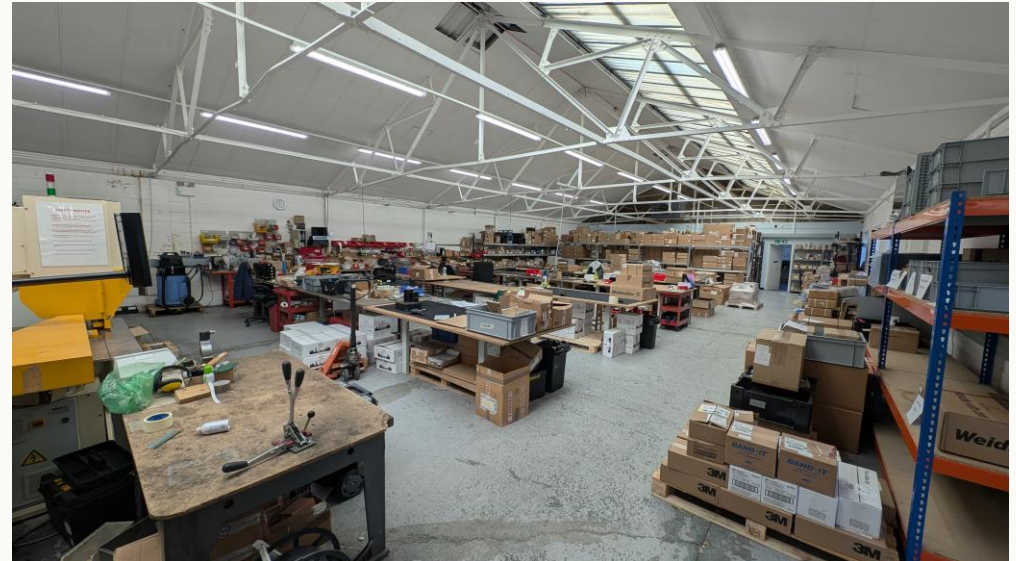
# End of Terrace Industrial/ Warehouse Unit

## Description

The unit comprises an end of terrace light industrial / warehouse unit on a small industrial estate. It has a truss roof construction with an asbestos cement sheet roof that has been overlaid with profile metal sheet. The elevations are a mix of uPVC windows, profile metal sheet cladding and painted brickwork. A brick extension under a felt flat roof has been built at the side. This benefits from access via an electric roller shutter door.

Located at the front of the unit are ground floor offices and a meeting room. The offices are fitted with carpet, suspended ceilings with LED lighting, perimeter trunking and gas central heating.

The warehouse is clear span, lit with LED lighting and heated with a roof mounted Powermatic gas heater. Within the flat roof extension is a small loading bay, male and female toilets and kitchen



# End of Terrace Industrial/ Warehouse Unit

## Specification

### Warehouse /Light Industrial Area

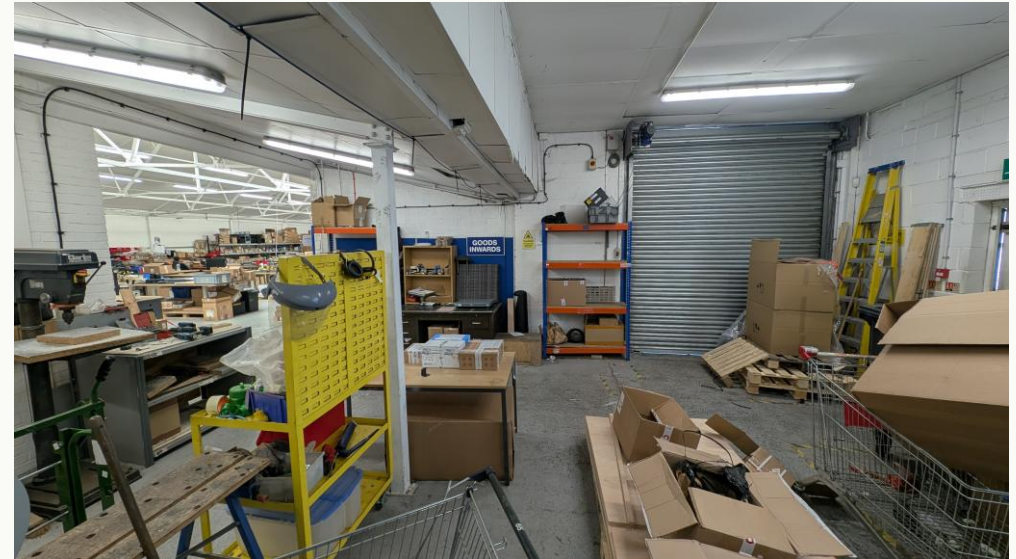
- Truss height 2.99m
- Electric roller shutter door
- Profile metal sheet roof
- Internal blockwork wall
- LED warehouse lighting
- Gas industrial heater
- Concrete floor
- Mains water and drainage
- 3 phase electric supply
- Gas supply

### Offices

- uPVC double glazed windows
- Ground floor offices
- Suspended ceiling LED lighting
- Perimeter trunking
- Gas central heating
- Male and female WC's
- Kitchen

### External

- On-site car parking



# End of Terrace Industrial/ Warehouse Unit

## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

	Sq m	Sq ft
Warehouse and ancillary areas	271.85	2,926
Ground floor offices	91.65	986
Extension/Loading Bay	92.77	988
<b>Total</b>	<b>456.27</b>	<b>4,900</b>

## Business Rates

According to the Valuation Office website the site has the following Rateable Value. 1st April 2026 – Estimated at £23,000 as it has been included with Unit 2 & 3 in the Rating list. The multiplier from 1st April 2026 is 0.432.

## Estate Charge

We understand there is an estate charge.

## EPC

TBC

## Terms

The premises is available by way of a new Full Repairing and Insuring lease on terms to be agreed.

## Rent

£36,750 per annum exclusive.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

## AML

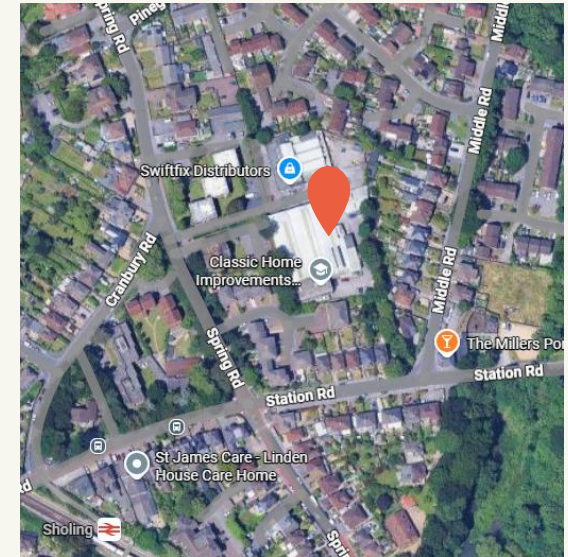
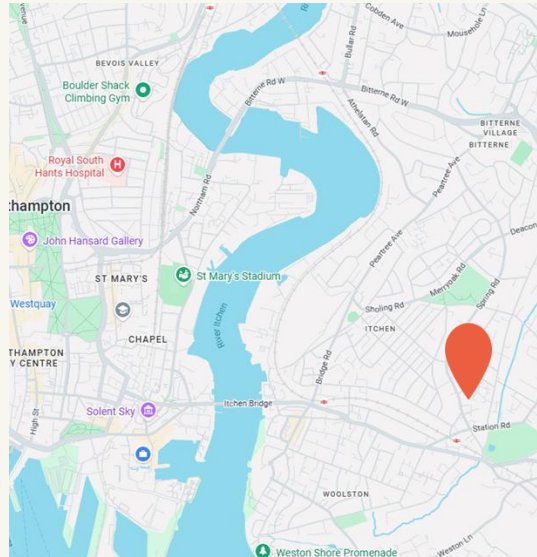
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

## Code for Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

## Location

The unit is located off Spring Road part of the Itchen area of Southampton. Access to Southampton City Centre is either via the Itchen Toll Bridge through Woolston or through Bitterne Village. The M27 motorway can be accessed at J7 through Thornhill or J8 through Bursledon.



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## Contact us

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Strictly by appointment with sole agents Hellier Langston