

GOODWOOD ROAD, EASTLEIGH
HAMPSHIRE, SO50 4NT

BOYATT WOOD

Industrial / Warehouse Unit 8 Available To Let

981.9 sq m (10,569 sq ft)

Typical example of an Aviva refurbishment

| 6.41m to eaves

| Ground floor office

| Secure yard and parking

| Only 0.7 miles from J13 of the M3

To be refurbished to a high standard



Location

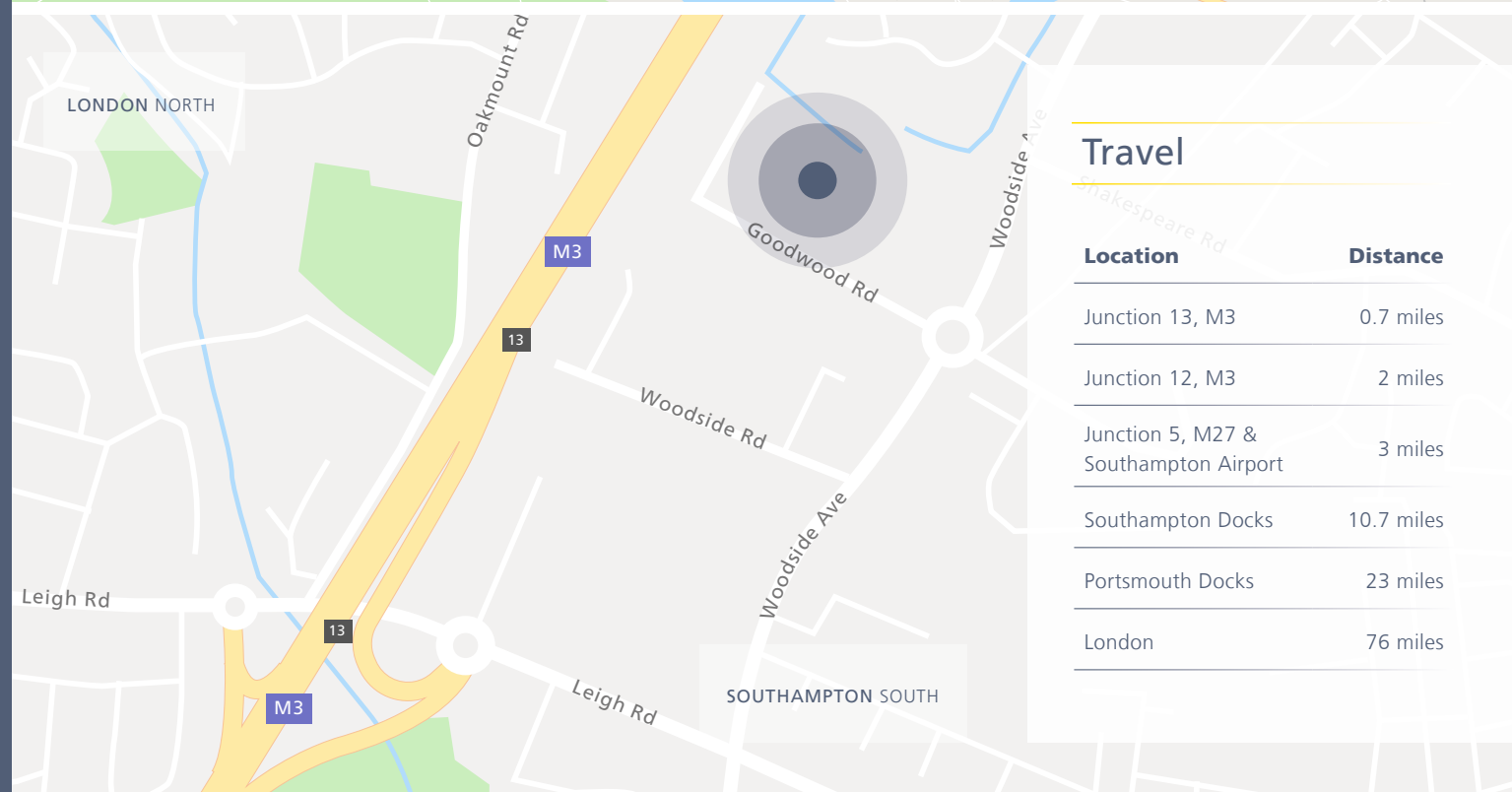
The unit is located on the Boyatt Wood Industrial Estate on Goodwood Road. Goodwood Road links to Woodside Avenue providing access to the M3, Junction 12 via A335 Allbrook Way, and the M3, Junction 13 via A335 Leigh Road.

Description

The available property is a mid-terrace trade counter / warehouse unit, under a profile metal sheet insulated roof with 10% natural roof lights. The office accommodation at ground floor is fitted out with carpets, gas central heating, suspended ceilings and LED lighting. On the ground floor there is a kitchen and male, female and disabled WCs. Externally the unit benefits from a secure yard area and parking. The Boyatt Wood Industrial Estate also has over 100 communal car parking spaces on a first come first serve basis.

Specification

- 6.41m eaves
- 5.63m haunch
- 7.31m ridge
- 1 x 5.00m(h) by 3.95m(w) electric up and over door
- 1 x 3.66m(h) by 3.05m(w) electric up and over door
- 2 part epoxy painted concrete floor
- LED warehouse lighting
- Gas central heating
- Kitchenette and WC facilities
- Secure yard and parking



Travel

Location	Distance
Junction 13, M3	0.7 miles
Junction 12, M3	2 miles
Junction 5, M27 & Southampton Airport	3 miles
Southampton Docks	10.7 miles
Portsmouth Docks	23 miles
London	76 miles



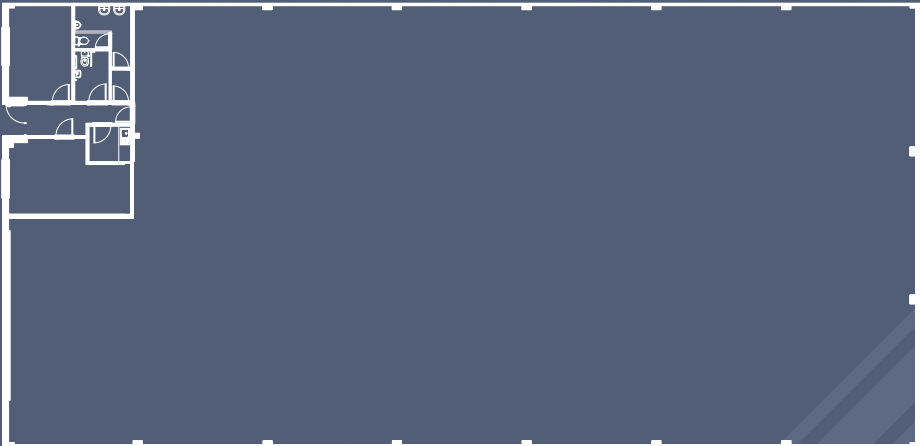
Typical example of an Aviva refurbishment



Accommodation

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition) to the following areas:

Unit 8	SQ M	SQ FT
Warehouse	917.4	9,875
Office	64.5	694
Total	981.9	10,569



Ground Floor Plan



Rates

We understand from the valuation office website: www.gov.uk/correct-your-business-rates/ that this unit has a rateable value, effective from April 2017 of £60,500.

Legal Costs

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

EPC

The property has an EPC rating of D-78.

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, including periodic rate reviews.

Rent

£121,500 per annum exclusive.

Contact



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