



GRIFFIN INDUSTRIAL PARK

TO LET
WAREHOUSE / INDUSTRIAL UNITS
WITH SECURE YARD
17,040 - 45,920 SQ FT
(1,583 - 4,266 SQ M)

Brunel Road, Totton, Southampton • SO40 3SH
w3w /// duration.cabs.readjust

UNIT O+P+Q



LOCATION

Griffin Industrial Park is situated in a prominent position fronting onto Brunel Road on the established Calmore Industrial Estate. Brunel Road is the main route running through the estate. It is a modern estate comprising 16 industrial/warehouse units on a site of approximately 3.30 hectares (8.16 acres). The 16 units are in 3 terrace blocks with 2 communal estate roads running in between accessed from either Brunel Road or Stephenson Road.



GRIFFIN INDUSTRIAL PARK



DRIVE TIMES

LOCATION	MILES	KMS
Southampton International Airport	10	16.09
Junction 2 M27	2	3.22
Junction 3 M27	4.3	6.92
Junction 5 M27	9.8	15.77
Southampton Dock Gate 20	3.9	6.27

Griffin Industrial Park is part of the larger Calmore Industrial Estate. The estate is situated at the corner of Stephenson Road and can also be accessed from Brunel Road, the main arterial route through the Estate. Calmore Industrial Estate is accessed via the A36 Salisbury Road which links to junction 2 of the M27 to the North and Totton Town Centre and Redbridge Road to the South.

SPECIFICATION

-  6.64 m to eaves
-  5.62 m to haunch
-  7.15 m to ridge
-  7.78 m to underside of roof
-  Electric up and over loading doors (3.93m wide by 4.88m high)
-  High bay warehouse lights
-  Insulated profile metal sheet roof with 10% daylight panels
-  3 phase 100 amp 69 KVA electrical supply
-  High-efficiency heat pump (DX) heating and cooling system (First Floor Offices)
-  Mains water and drainage
-  Ground floor Male, Female and disabled WC's
-  Open plan 1st floor office with meeting room
-  Reception area (office)
-  Suspended ceilings with recessed lighting (office)
-  Electric panel heaters (ground floor office and ancillary areas)
-  Kitchen and reception (office)
-  Concrete side yard with warehouse access
-  Forecourt concrete loading and parking



DESCRIPTION

Units O&P and Q are adjoining industrial units that can be occupied individually or combined to provide up to 45,739 sq ft of space.

ACCOMMODATION

UNIT	WAREHOUSE	OFFICE	TOTAL
Unit O, P&Q	41,329 sq ft	4,591 sq ft	45,920 sq ft
Unit P&Q	29,205 sq ft	3,090 sq ft	32,295 sq ft
Unit O&P	25,852 sq ft	3,028 sq ft	28,880 sq ft
Unit Q	15,477 sq ft	1,563 sq ft	17,040 sq ft

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Contact landlord direct:

Matthew Reith
07780 483 283
matthew@4thindustrial.com

iboxproperty.com

TERMS

The unit is available on a new Full Repairing and Insuring lease for a term to be agreed.

BUSINESS RATES

Business rates from 1st April 2026.

Unit O&P - £191,000
Unit Q - £133,000

RENT

On application.

SERVICE CHARGE

We understand there is a service charge on the estate, information available on request.

EPC

Unit O C61
Unit P C58
Unit Q C53

VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:

**Lambert
Smith
Hampton**

023 8033 0041
www.lsh.co.uk

Dan Rawlings
07702 809 192
drawlings@lsh.co.uk

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07591 384 236
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