Unit 3

Stanstead Road

4,943 sq ft
(459.2 sq m)

Mid-Terrace Trade Counter Unit

- **6.5m to Eaves / 5.35m to Haunch**
- **Ground Floor Offices**
- **Self-contained Car Park**
- **Only 0.7 Miles from J13 of the M3**

Under Refurbishment



Goodwood Road, Eastleigh, Hampshire, SO50 4RZ

AVIVA INVESTORS



Key Features

- 6.5m to eaves
- 5.35m to haunch
- Ground floor offices
- Male, female & accessible WCs
- 4.5m x 5m glazed frontage
- Warehouse lighting
- Painted concrete floor
- Suspended ceiling with recessed lighting
- 10 allocated car parking spaces



indicative image



indicative image



Location

SAT NAV: **SO50 4RZ** what3words.com/**admit.often.liability**

The unit is located on the Stanstead Road Trade Park 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 currently comprises a mid-terrace steel portal frame industrial/warehouse unit under a pitched insulated profile metal sheet roof with 10% natural roof lights. The office accommodation is at ground level and is fitted out with carpet flooring, strip lighting and electric heating.

Accommodation (GIA)

Unit 3	SQ FT	SQ M
Warehouse	4,171	387.5
GF Office & Ancillary	772	71.7
Total	**4,943**	**459.2**

Terms

Available on a new full repairing and insuring lease on terms to be agreed.

Rent

On application.

Rateable Value

£79,000 (April 2026).

Legal Costs

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

EPC

C - 61.
To be reassessed following refurbishment.



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