

TO LET

LIGHT INDUSTRIAL UNIT

400 SQ FT // 37.16 SQ M



HAMPSHIRE COMMERCIAL

goadsby

UNIT 8, THE SIDINGS

HOUND ROAD, NETLEY ABBEY, SOUTHAMPTON, HAMPSHIRE SO31 5QA

SUMMARY >

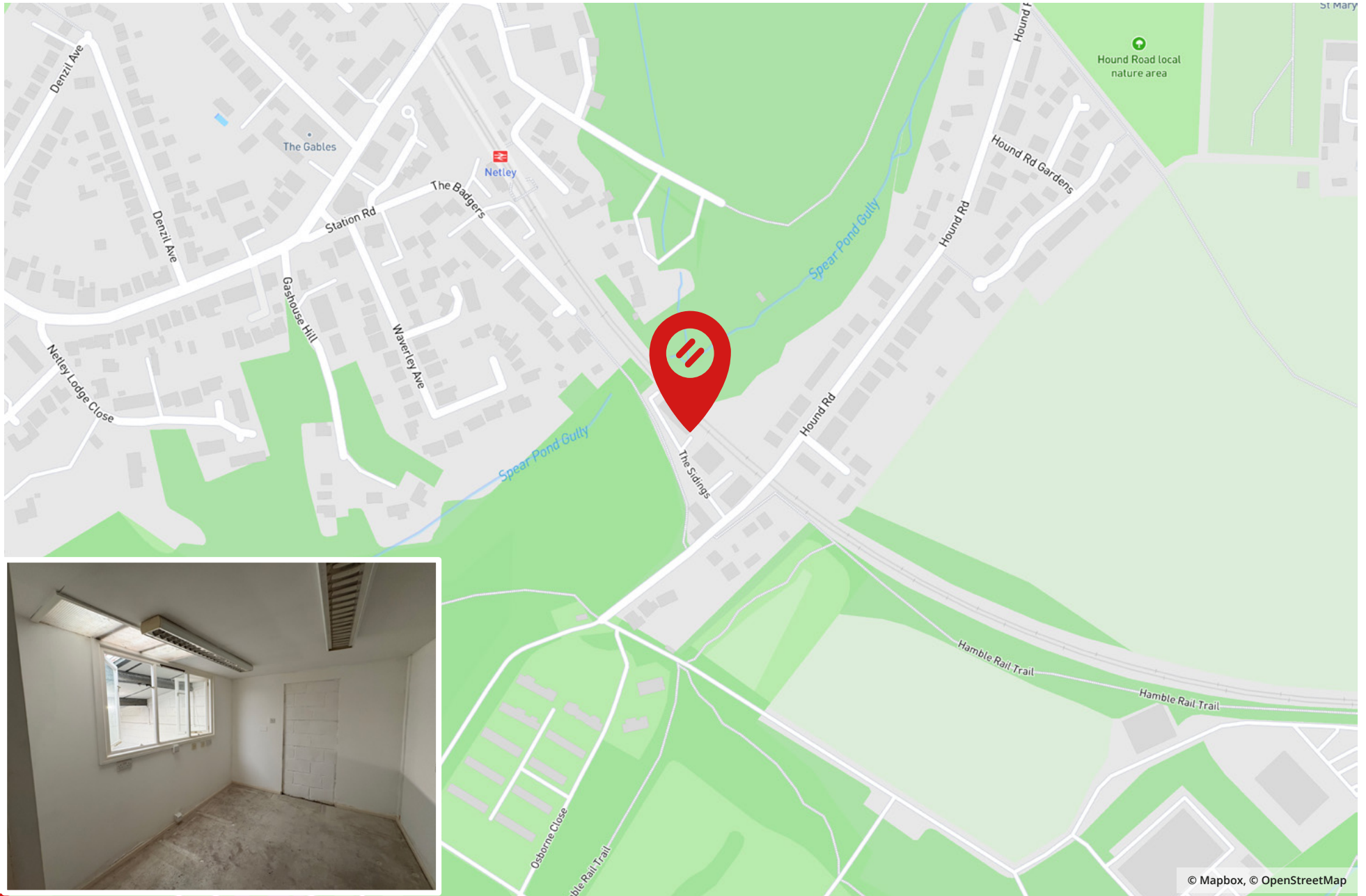
- FLEXIBLE OCCUPATIONAL TERMS
- CONVENIENT LOCATION CLOSE TO JUNCTION 8 OF THE M27
- FORECOURT PARKING
- MEZZANINE FLOOR SUITABLE FOR OFFICES

QUOTING RENT: £7,280 PER ANNUM EXCL.



UNIT 8, THE SIDINGS

HOUND ROAD, NETLEY ABBEY, SOUTHAMPTON, HAMPSHIRE SO31 5QA



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UNIT 8, THE SIDINGS

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Location

- The Sidings Industrial Estate is situated off Hound Road in Netley Abbey, Southampton
- Approximately 2 miles from Junction 8 of the M27 via Hamble Lane
- Southampton City Centre is 5 miles to the east and accessible via the A3024 (Northam Bridge) or the A3025 (Itchen Bridge)
- Hamble train station is situated approximately half a mile away along Hamble Lane
- Hamble is approximately one mile to the South and has several popular marinas, industrial estates, cafes and restaurants

Description

- The Sidings is a small development of industrial/business units providing single and two-storey buildings
- Unit 8 benefits from the following brief specification:
 - Loading via roller shutter door measuring approximately 3m wide x 3.36m high
 - Cloakroom
 - 3 Phase electricity
 - Fluorescent strip lighting
 - On-site car-parking
 - Minimum height to eaves 4.1m, max to eaves 4.74m

Accommodation

Ground Floor	400 sq ft	37.16 sq m
Mezzanine	110 sq ft	10.22 sq m
Total	510 sq ft	47,38 sq m

Rent

£7,280 per annum, exclusive of business rates, VAT, and service charge payable monthly in advance by direct debit.

Planning

Light industrial use with no evening use between 9pm and 7am and no use on Sundays or Bank Holidays. Motor trade users will not be accepted.

Lease

The unit is available on a on new full repairing and insuring leases up to 19th June 2028, incorporating mutual quarterly break options subject to 3 months prior notice.

There will be a break penalty of **£1,000** should the tenant break within the first year of the term. The lease will be contracted outside of the Security of Tenure provisions of the 1954 Landlord & Tenant Act

Service Charge

A service charge is payable which includes grounds maintenance, waste management and buildings insurance.

Rateable Value

£5,700 (from 1st April 2026)
100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 43.2p in the £ (year commencing 1st April 2026).

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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