



Unit D2, Hamilton Business Park,
Hedge End SO30 2JR

MODERN INDUSTRIAL/WAREHOUSE
UNIT WITH YARD

TO LET

5,280 - 24,760 Sq Ft
(491 - 2,300 Sq M)

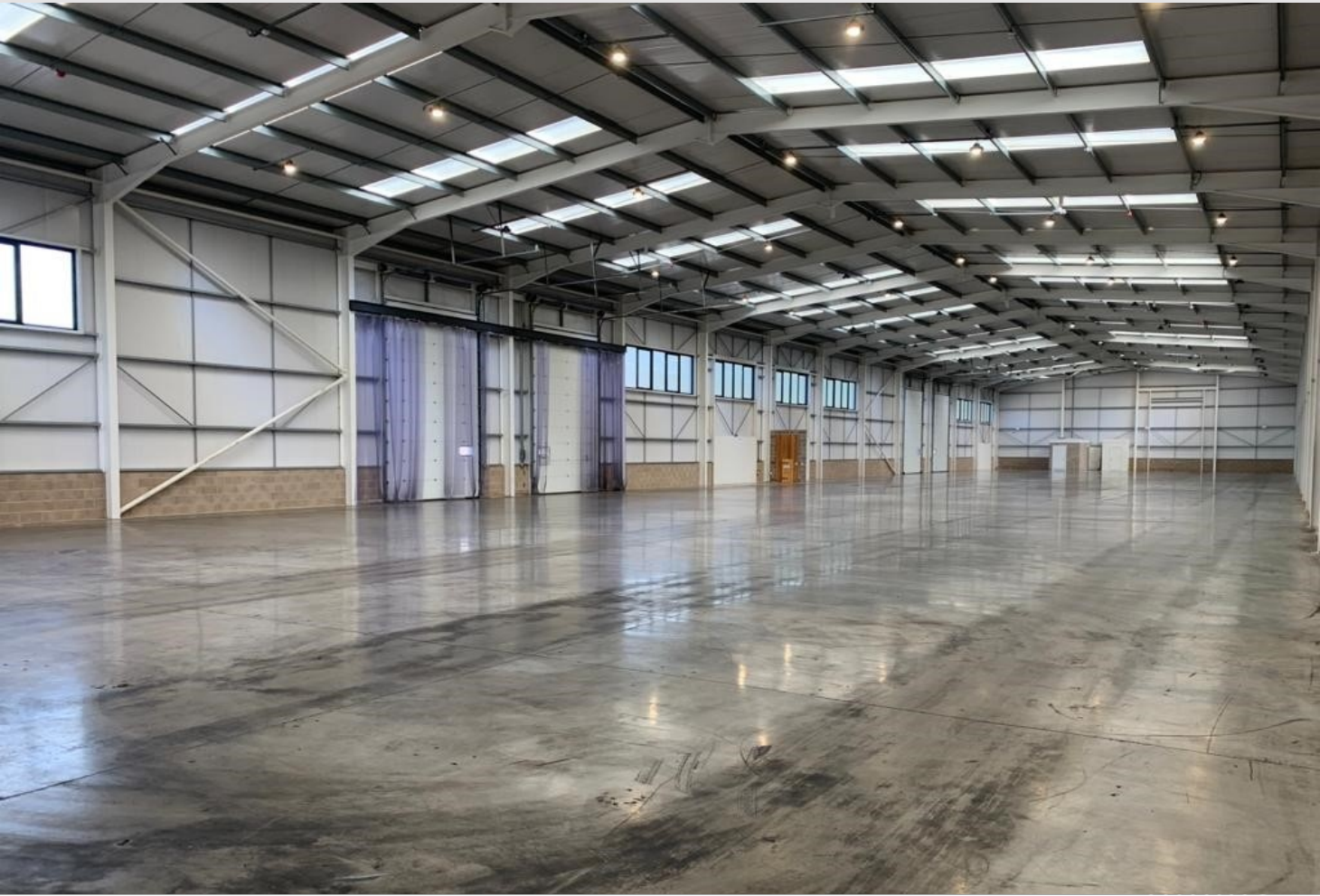
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DESCRIPTION

This modern detached unit built in 2017 is of steel portal frame construction with inner blockwork and brick and profile clad elevations under a pitched profile metal sheet roof incorporating translucent daylight panels. Externally, there is a large concrete loading apron serving 4 full height loading doors. There is a separate yard and parking to either end of the building.

The property has a Very Good BREEAM rating.

- ✓ 8m eaves height
- ✓ Example of office fit out on request
- ✓ 2,532 pallet spaces around office fit out example
- ✓ Solar panels
- ✓ LED warehouse lighting
- ✓ 3 phase electricity
- ✓ 4 loading doors (2 electric) 4m(w) x 6m(h)
- ✓ 18m depth large concrete loading apron



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit A	5,325	495
Unit B	7,055	655
Unit C	5,280	491
Unit D	7,100	660
Total	24,760	2,300

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

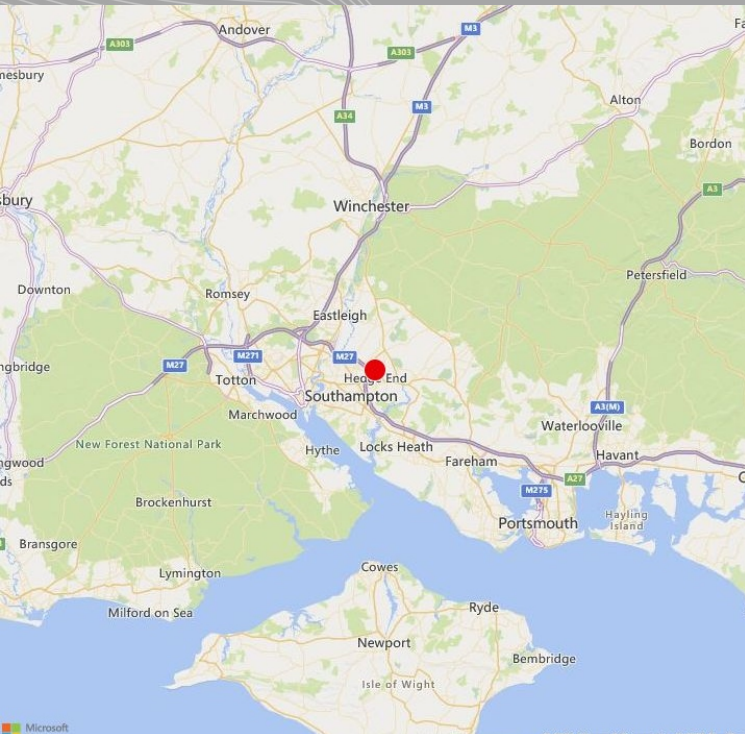
RENT

On application

EPC EPC Rating is A-22



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LOCATION

Hamilton Business Park is an established estate accessed from Botley Road (B 3035 which connects Charles Watts Way/Tollbar Way to Junction 7 of the M27 within 1 mile. It is within easy reach of Southampton (6 miles) and Portsmouth (16 miles) and is within close proximity to the M3 and A3(M).



<http://www.lsh.co.uk/commercial-properties/leasehold/general-industrial-warehouse-distribution/d2-hamilton-business-park%2c-hedge-end-southampton-so30-2jr-18400?currency=1>

VIEWING & FURTHER INFORMATION

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Regulated by RICS 23-May-2022