

To Let (Available Separately or Combined)

Unit 2a & 2b Herald Industrial Estate

From 891 SQ FT (82.78 SQ M) to 2,945 SQ FT (273.64 SQ M) | FULLY REFURBISHED

Herald Road, Hedge End, Southampton, SO30 2JW

The Property

The units comprise of end of terrace and mid terrace industrial / warehouse units which can be let separately or combined. They are constructed on a steel portal frame with part brick, part profile metal sheet elevations under a profile metal sheet roof with intermittent roof lights.

Schedule of Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

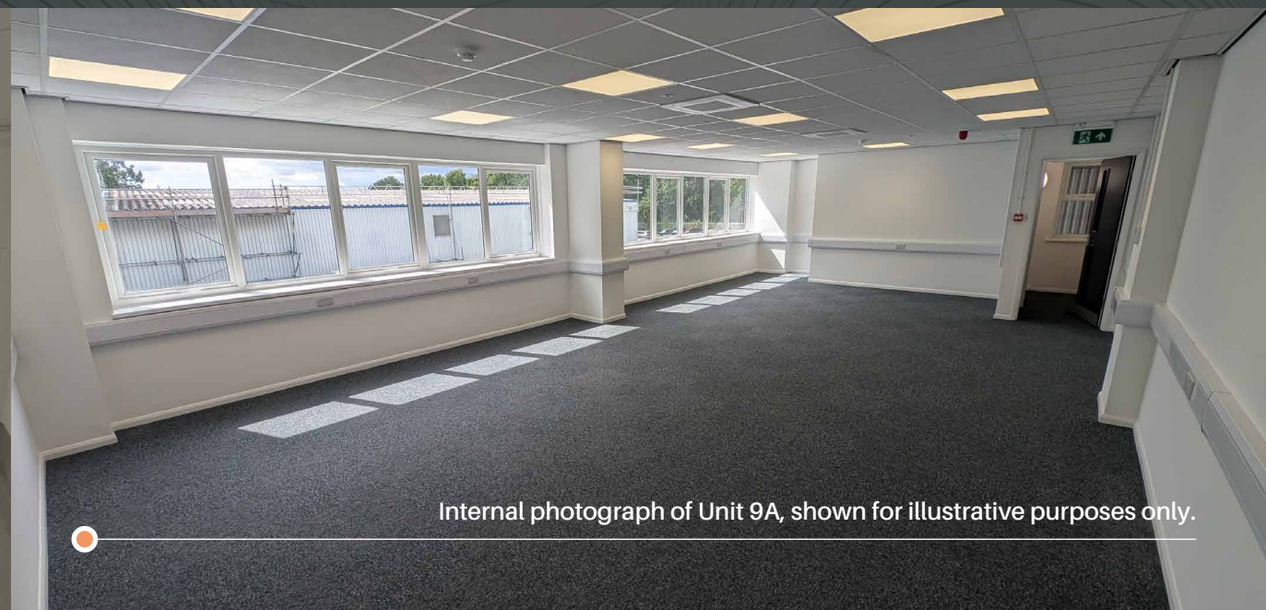
	SQ FT	SQ M
Unit 2a	891	82.78
Unit 2b	2,054	190.86
TOTAL GIA	2,945	273.64

Specification

- New electric loading door
- LED warehouse lighting
- New floor coverings to offices, toilets and corridors
- 3 Phase electrical supply
- New double glazed windows
- New suspended ceilings and LED light with PIR sensors in offices
- Redecorated throughout
- Allocated car parking spaces
- New entrance doors
- EV charging
- Eaves 4.65m (2a & 2b)
- Internal blockwork divisional wall
- New epoxy painted warehouse floor
- Refurbished WCs
- Insulated profile metal sheet roof with 10% daylight panels
- Mains water, drainage and gas



Internal photograph of Unit 9A, shown for illustrative purposes only.



Internal photograph of Unit 9A, shown for illustrative purposes only.

Herald Industrial Estate

The units are on the established Herald Industrial Estate on Herald Road off Botley Road in Hedge End.



WhatThreeWords

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Location

The units are on the established Herald Industrial Estate on Herald Road off Botley Road in Hedge End. The immediate area is characterised by a mixture of industrial, trade counter and retail warehouse occupiers, including the likes of Halfords, Tile Flair, ScrewFix and Howdens.

Access to Junction 7 of the M27 is via Botley Road and Charles Watts Way (A344) dual carriageway. Hedge End train station has service to Southampton, Fareham and Portsmouth with links to national rail network. Air services are provided from Southampton International Airport located at Junction 5 of the M27.

Distance by car in miles

M27 Junction 7 - 1 mile
Hedge End Train Station - 1.1 miles
Southampton Airport - 6.2 miles
Southampton Docks - 8.2 miles

Contact Us

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Rateable Values

2a - Estimated at £10,000
2b - Estimated at £22,250

Estate Charge

We understand there is an estate service charge.

EPC

To be reassessed after refurbishment.

Rent

On application.

Terms

The premises are available by way of a new Full Repairing and Insuring lease on terms to be agreed.

VAT

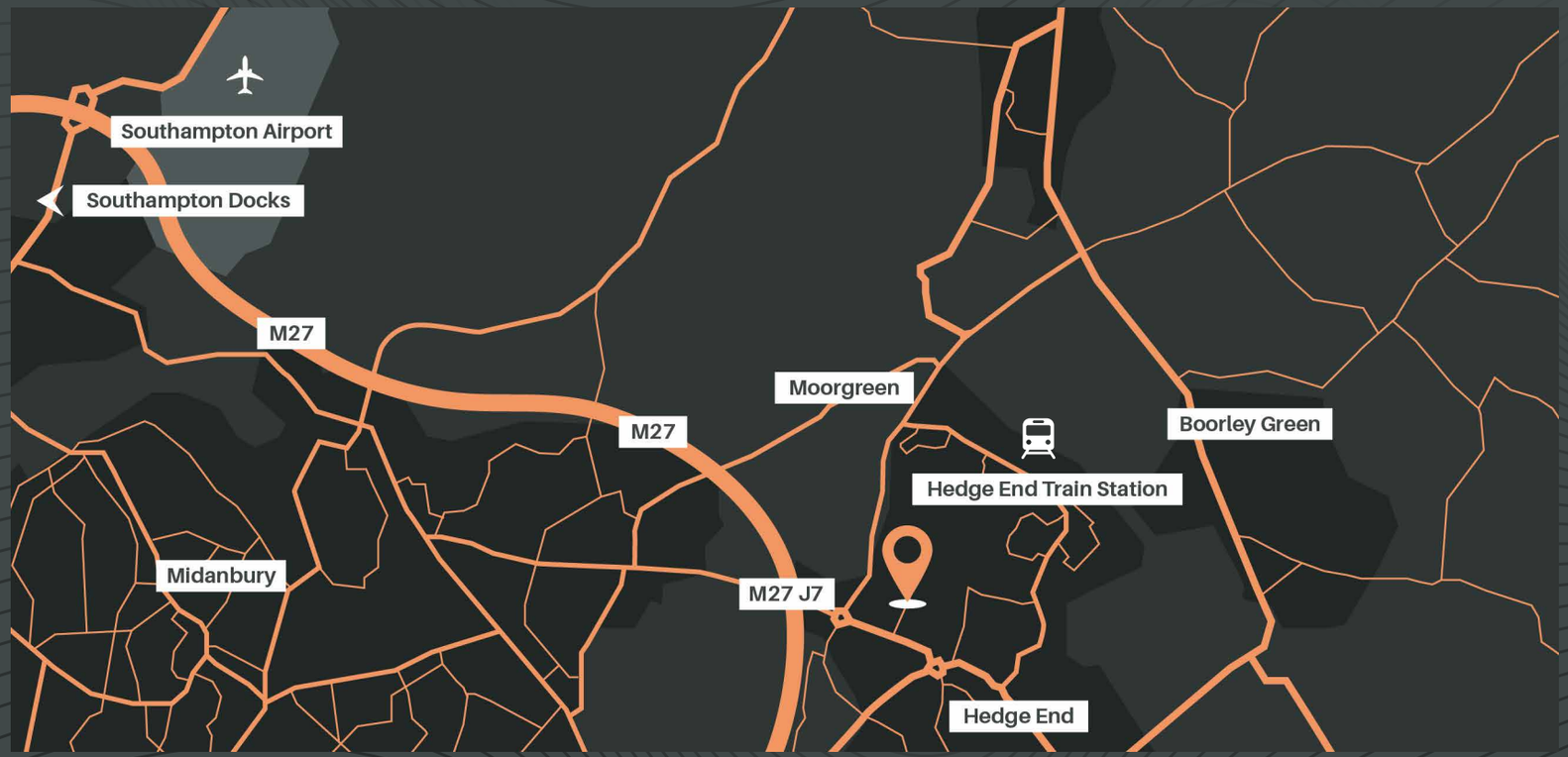
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Code for Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



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