



**INDUSTRIAL/WAREHOUSE PREMISES
WITH EXCEPTIONALLY FITTED OUT OFFICES**

5,912 SQ FT (549.24 SQ M) B2 USE CLASS

PLUS 961 SQ FT (89.27 SQ M) FIRST FLOOR & 559 SQ FT (51.94 SQ M) MEZZANINE

UNIT 14 BOTTINGS INDUSTRIAL ESTATE, HILLSONS ROAD, BOTLEY, SOUTHAMPTON, SO30 2DY

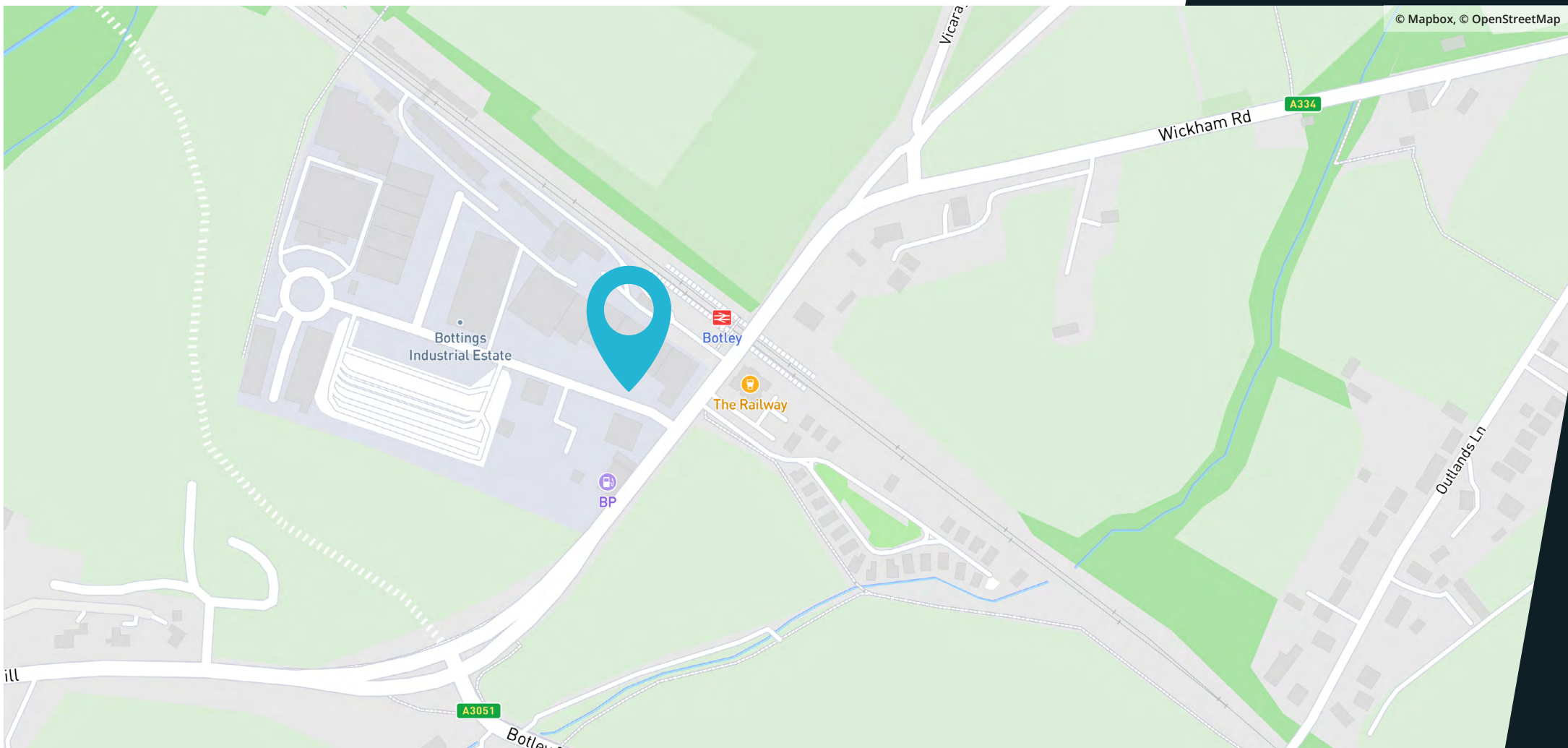


SUMMARY

- 13 ALLOCATED PARKING SPACES
- 3 PHASE ELECTRICITY
- LED LIGHTING
- HIGH END SECURITY SYSTEM INCLUDING SECURITY ALARM, CCTV AND AUTOMATIC NUMBER PLATE RECOGNITION CAMERA
- ELECTRIC ROLLER SHUTTER DOOR
- 6 HIGH SPECIFICATION OFFICES WITH ROOM FOR 18 DESKS PLUS BOARD ROOM

RENT:
£85,000
PER ANNUM EXCL.

UNIT 14 BOTTINGS INDUSTRIAL ESTATE, HILLSONS ROAD, BOTLEY, SOUTHAMPTON, SO30 2DY



LOCATION

- Located in Bottings Industrial Estate, Curdrige, on the periphery of Botley
- Adjacent to Botley Train Station
- Good access to the M27 via the A334
- Approximately 7 miles from Southampton
- Approximately 12 miles from Winchester
- Approximately 14 miles from Portsmouth

UNIT 14 BOTTINGS INDUSTRIAL ESTATE, HILLSONS ROAD, BOTLEY, SOUTHAMPTON, SO30 2DY

DESCRIPTION

- Mid-terrace industrial/warehouse premises
- Constructed with steel portal frame and brick elevations
- 6 respective office spaces
- 3 kitchens, 2 with break out space
- 1 Boardroom
- Male, Female and disabled Access WCs
- Accessed via electric roller shutter door
- The planning portal references that a change of use application was permitted in 2000 for activities falling within use classes B1 and/or B2 and/or B8

Office space over ground and first floors with:

- LED lighting
- Air conditioning
- Gas central heating
- Wired with Cat 6 Cabling

Large warehouse area with mezzanine:

- Additional storage
- Further workshop space beneath

Large forecourt to the front with:

- Ample car parking spaces
- EV charging facilities

High-security features including:

- 360-degree internal and external CCTV coverage
- Censored intruder alarm

ACCOMMODATION

	sq m	sq ft
Ground Floor	549.24	5,912
First Floor	89.27	961
Mezzanine	51.94	559

Total	690.45	7,432
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Minimum eaves height	5.856m	19.21ft
Maximum height	6.507m	21.35ft

Roller shutter width	3.885m	12.75ft
Roller shutter height	4.416m	14.49ft







QUOTING RENT

£85,000 per annum exclusive

TERMS

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern to be agreed.

RATEABLE VALUE

£44,250. Rates payable at 49.9p in the £ (year commencing 1st of April 2025)

EPC RATING

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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

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.

VIEWINGS

Strictly by prior appointment through the sole agents [Goadsby](#), through whom all negotiations must be conducted.



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IMPORTANT

THE CODE FOR LEASING BUSINESS PREMISES

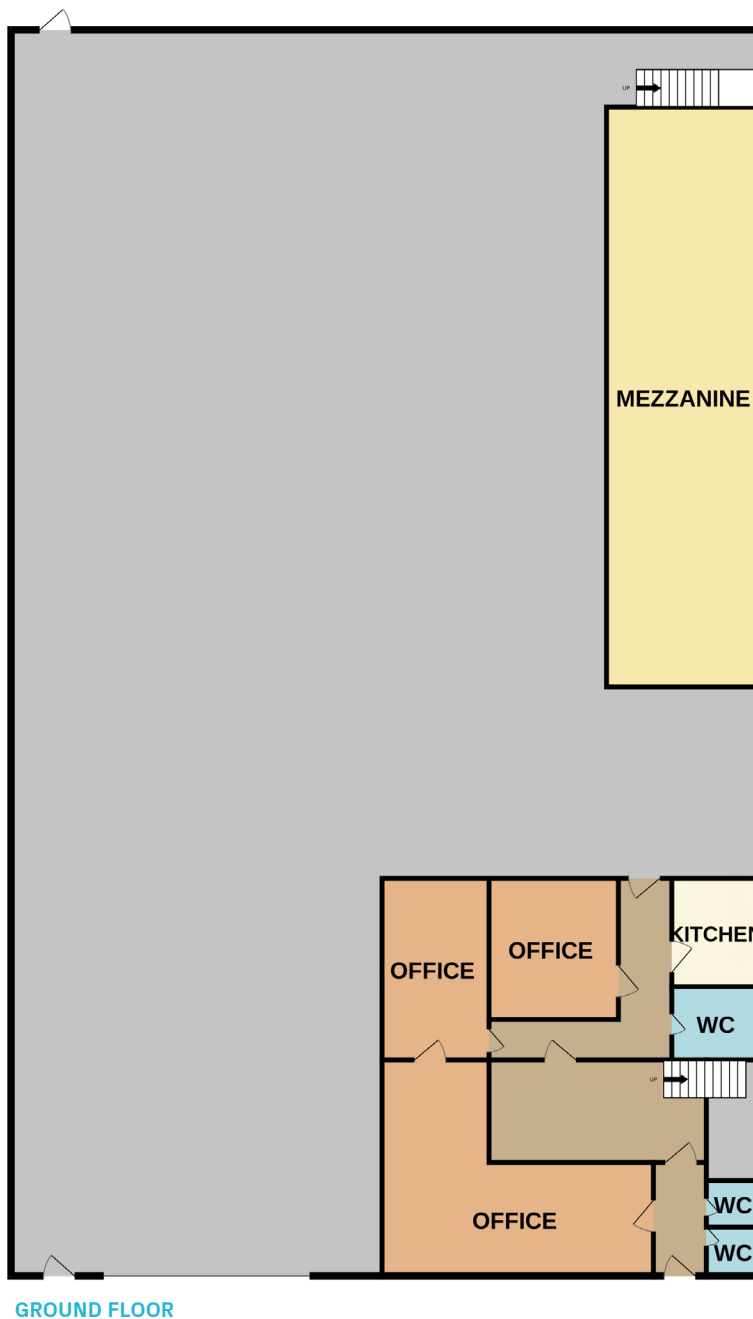
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

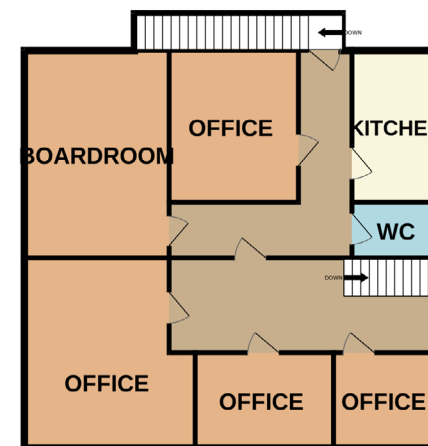
Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent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

FINANCIALS

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.



GROUND FLOOR



FIRST FLOOR

NOT TO SCALE
ILLUSTRATION ONLY