

118 & 122 Commercial Road

Totton, Southampton SO40 3AD

TO LET

1,454 sq.ft (135.05 sq.m)

HELLIER LANGSTON

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Description

The property comprises a semi-detached industrial unit of steel portal frame construction, with part brick and blockwork elevations incorporating metal cladding, beneath a pitched profiled metal roof with intermittent rooflights.

The front elevation benefits from external glazing with security shutters. Access is provided via a manual up-and-over loading door, a separate pedestrian entrance and two rear fire exit doors.

Internally, the workshop/ warehouse provides a painted concrete floor and suspended fluorescent strip lighting. The office accommodation includes suspended ceilings with LED lighting, double-glazed metal-framed windows, perimeter trunking at worktop height and gas-fired radiators. The accommodation also incorporates a trade counter-style reception area and two office areas.

Externally, the property benefits from communal tarmac access, concrete hardstanding and allocated parking within marked bays.



Summary

- Semi-detached industrial / ware-house unit
- Up-and-over loading door
- Trade counter-style reception
- Two office areas
- Allocated parking
- Concrete hardstanding
- LED lighting to office accommoda-tion
- Separate pedestrian entrance

Semi-Detached Industrial / Warehouse

Accommodation

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

Floor	Sq. m	Sq. ft
Ground	135.05	1,454

Rent

£22,500 per annum exclusive of rates, VAT & all other outgoings.

Terms

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

Rateable Value

Warehouse and Premises £19,750.

Source: www.tax.service.gov.uk/business-rates-find/search

EPC

Rating - TBC

Planning

All parties are advised to make their own enquiries of the local authority for confirmation.

VAT

It is understood the property is not VAT elected.

Code of 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.

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.

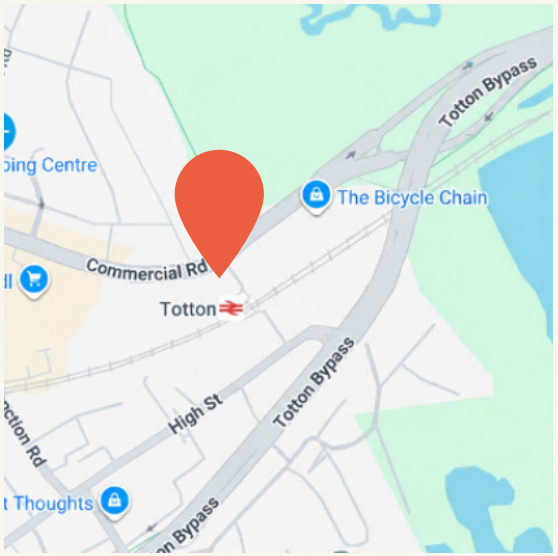
Location

The property is positioned on Commercial Road, forming part of Totton's principal commercial area to the west of Southampton.

Commercial Road connects with the Redbridge Flyover and A33, providing convenient access to the M271 and M27.

Totton railway station is located immediately behind the premises, offering good public transport connectivity.





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Strictly by appointment with sole agents Hellier Langston.