

# FOR SALE/TO LET

## INDUSTRIAL UNIT

3,284 SQ FT // 305 SQ M



HAMPSHIRE COMMERCIAL

goadsby

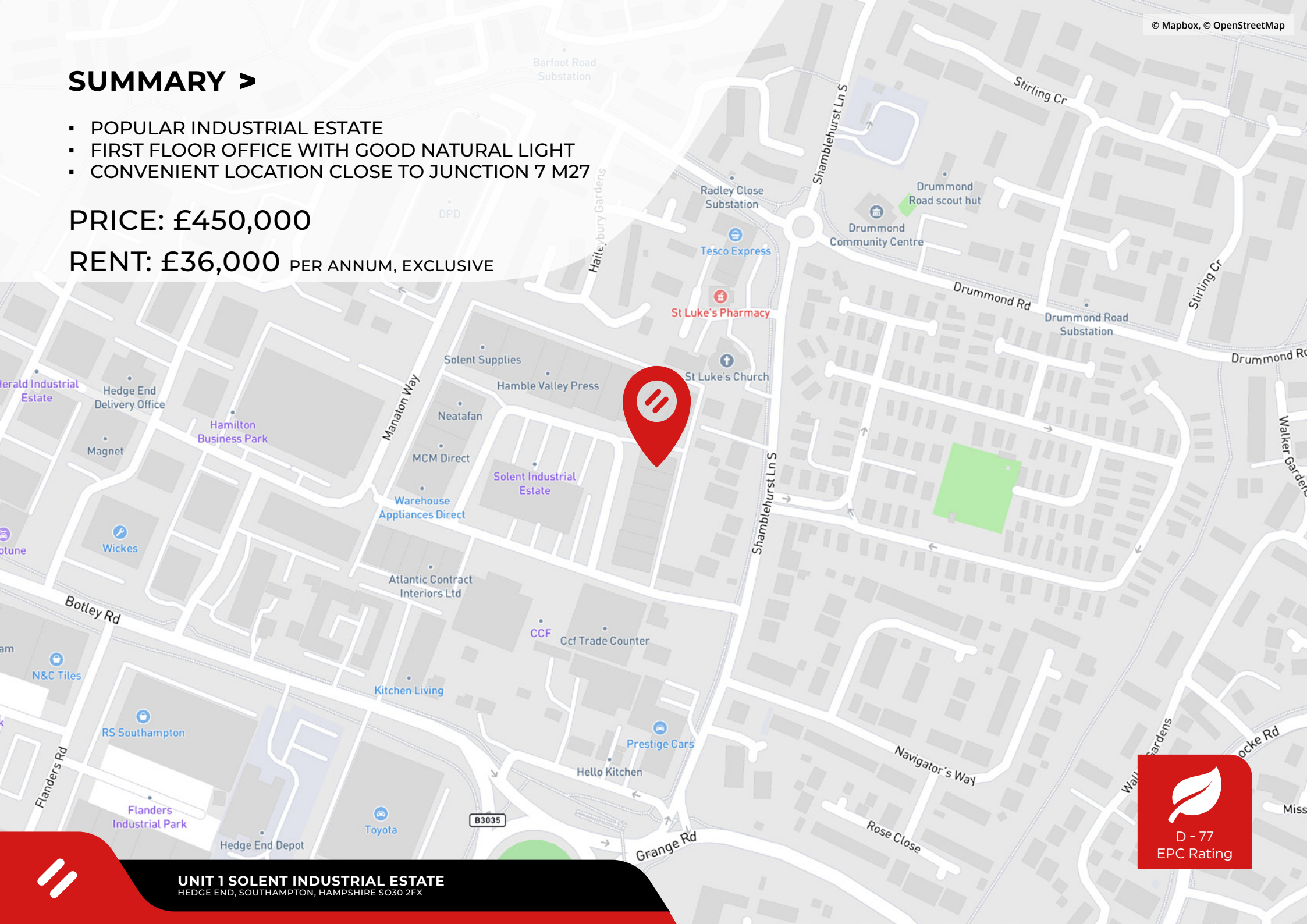
**UNIT 1 SOLENT INDUSTRIAL ESTATE**  
HEDGE END, SOUTHAMPTON, HAMPSHIRE SO30 2FX

## SUMMARY >

- POPULAR INDUSTRIAL ESTATE
- FIRST FLOOR OFFICE WITH GOOD NATURAL LIGHT
- CONVENIENT LOCATION CLOSE TO JUNCTION 7 M27

PRICE: £450,000

RENT: £36,000 PER ANNUM, EXCLUSIVE



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## Location

Hedge End is situated in a strategic location on the M27 between the major conurbations of Southampton and Portsmouth. The industrial units are located on the popular and established Solent Industrial Estate. The immediate area is characterised by a mixture of Industrial, Trade Counter and Retail Warehouse occupiers.

Access to Junction 7 of the M27 is via Botley Road and Charles Watts Way (A334) dual carriageway. Hedge End train station has services to Southampton, Fareham and Portsmouth with links to the national rail network. Air services are provided from Southampton International Airport located at J5 M27.

## Description

Unit 1 is an end of terrace industrial unit with ground floor offices/reception to the front with warehousing to the rear. To the first floor are further offices. Allocated parking is available to the front of the unit with further shared visitors parking available on the estate. It benefits from the following features:

- Concertina loading door Height 3.82m, width 3.02m
- Internal Height to eaves Min, 4m Max 4.6m
- Hitachi air conditioning to first floor offices
- Gas Central Heating
- WC Facilities
- Fire alarm System

## Accommodation

Approximate Gross Internal Area

Ground Floor	2,652 sq ft // 246.40 sq m
First Floor Office	632 sq ft // 58.76 sq m

<b>Total</b>	<b>3,284 sq ft // 305 sq m</b>
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## Tenure

The property is held long leasehold for a term of 999 years from 25.12.1990 at a current ground rent of £120 per annum.

## Service Charge

A service charge is payable towards the upkeep of the estate, further details upon request.



## Price

£450,000

## Rent

£36,000 per annum, exclusive

## Rateable Value

The rating for this unit is currently combined with Unit 3 and will require re-evaluation.

## 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 need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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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