

GOODWOOD ROAD, EASTLEIGH  
HAMPSHIRE, SO50 4NT

# BOYATT WOOD

**End of Terrace Warehouse Unit 1 Available To Let - 2,167 sq m (23,333 sq ft)**



| 6.43m to eaves

| Ground and first floor offices

| Secure yard area

| Only 0.7 miles from J13 of the M3

Refurbished to a high standard



## Location

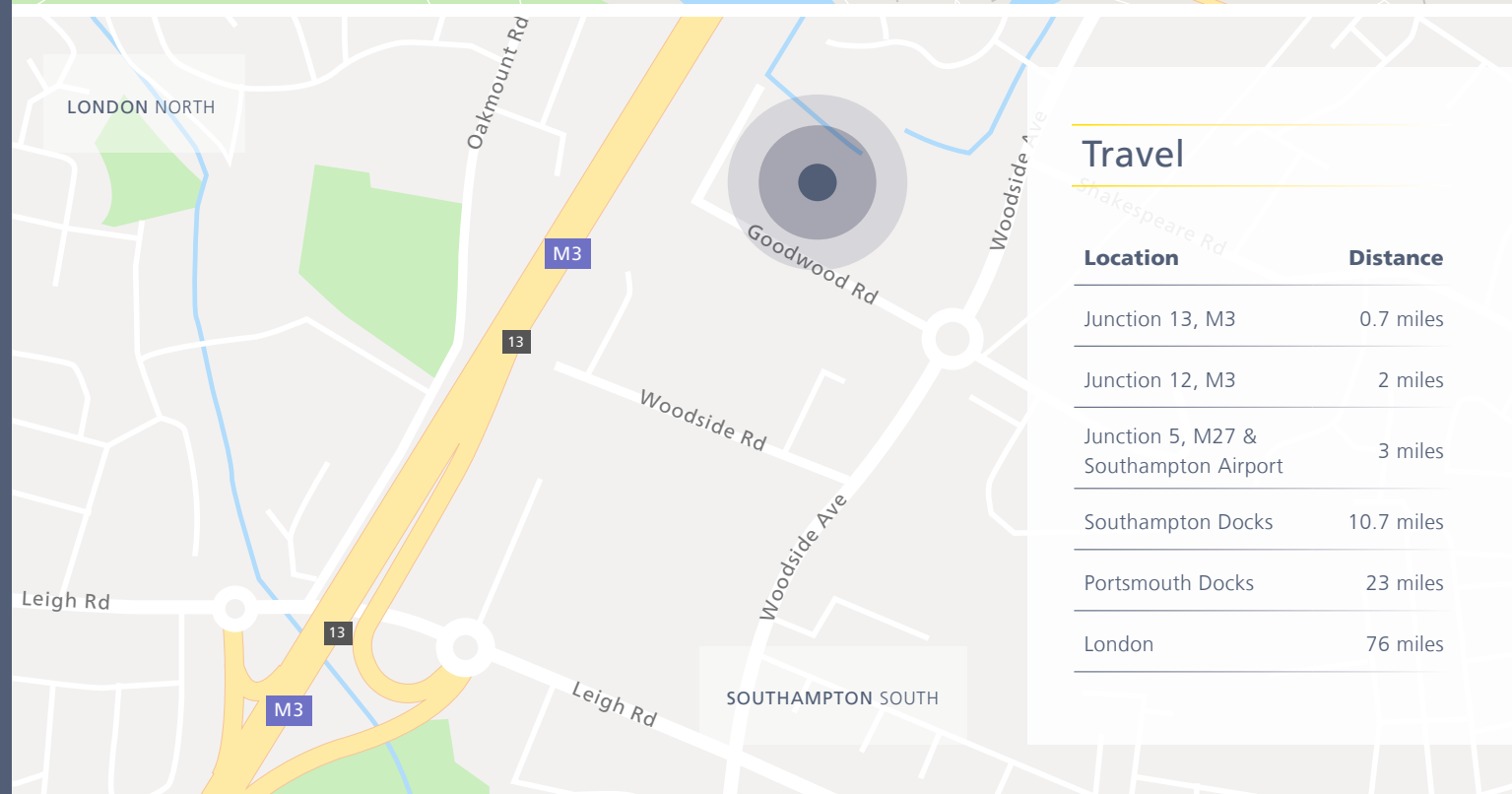
The unit is located on the Boyatt Wood Industrial Estate on Goodwood Road. Goodwood Road links to Woodside Avenue providing access to the M3, Junction 12 via A335 Allbrook Way, and the M3, Junction 13 via A335 Leigh Road.

## Description

The available property is an end-terrace trade counter / warehouse unit, under a profile metal sheet insulated roof with 10% natural roof lights. The office accommodation at ground and first floor is fitted out with carpets, gas central heating, suspended ceilings and recessed lighting with air conditioning to the first floor offices. On the ground floor there is a kitchen and male, female and disabled WCs.

## Specification

- 6.43m eaves
- 5.54m haunch / 7.21m ridge
- 3.66m wide by 5.39m high electric up and over door
- 18 allocated parking spaces and front forecourt loading
- 2 part epoxy painted concrete floor
- LED warehouse lighting
- Gas central heating and air conditioning to first floor offices
- Kitchenette and WC facilities
- Secure yard area



## Travel

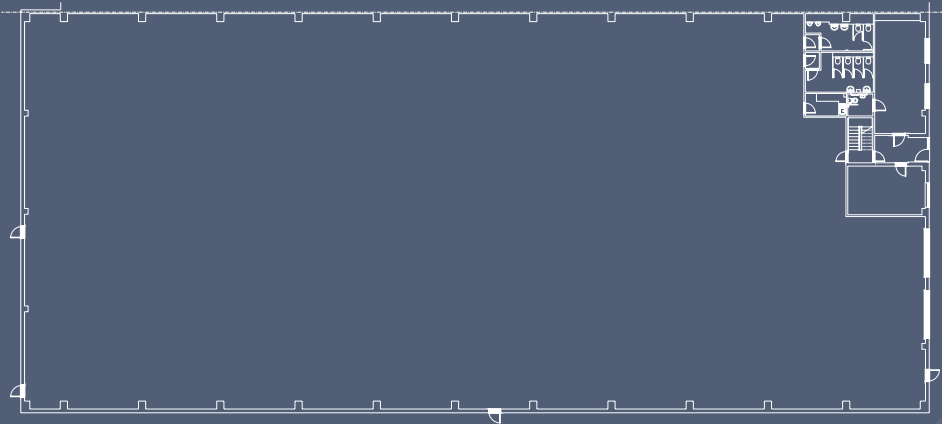
| Location                              | Distance   |
|---------------------------------------|------------|
| Junction 13, M3                       | 0.7 miles  |
| Junction 12, M3                       | 2 miles    |
| Junction 5, M27 & Southampton Airport | 3 miles    |
| Southampton Docks                     | 10.7 miles |
| Portsmouth Docks                      | 23 miles   |
| London                                | 76 miles   |



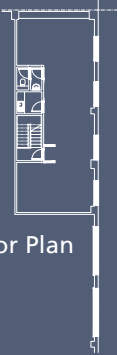
# Accommodation

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition) to the following areas:

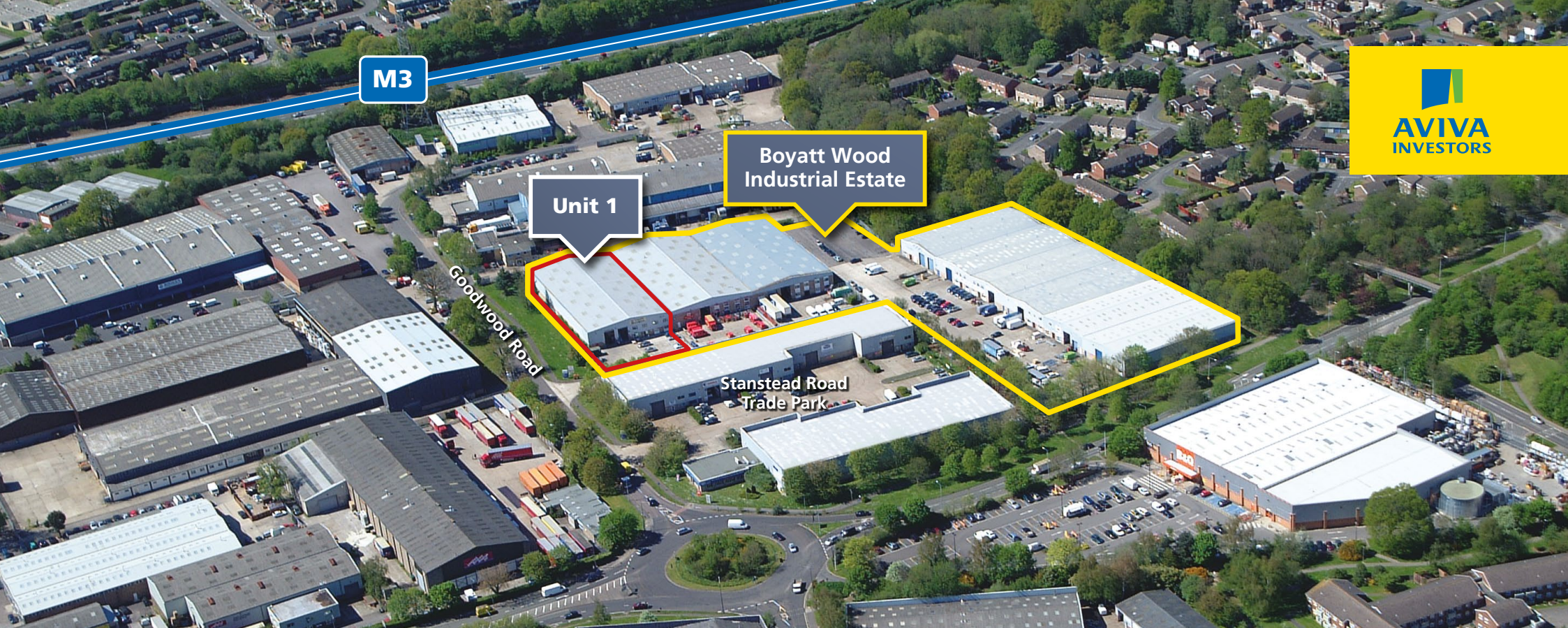
| Unit 1                          | SQ M         | SQ FT         |
|---------------------------------|--------------|---------------|
| Warehouse / Ground floor office | 2,079        | 22,379        |
| First floor office              | 88           | 974           |
| <b>Total</b>                    | <b>2,167</b> | <b>23,333</b> |



Ground Floor Plan



First Floor Plan



M3

Boyatt Wood  
Industrial Estate

Unit 1

Goodwood Road

Stanstead Road  
Trade Park

AVIVA  
INVESTORS

## Rates

We understand from the valuation office website: [www.gov.uk/correct-your-business-rates/](http://www.gov.uk/correct-your-business-rates/) that this unit has a rateable value, effective from August 2020 of £113,000.

## Legal Costs

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

## EPCs

The property has an EPC rating of D-76.

## Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, including periodic rate reviews.

## Rent

On application.

## Contact

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