

TO LET

End of terrace industrial/warehouse unit
with secure concrete yard

7,704 SQ FT (716 SQ M)

Unit 4 | Eastleigh SO50 4NT

St George's
INDUSTRIAL ESTATE



**TO BE FULLY
REFURBISHED**



ADJACENT TO **M3 (J13)**

Unit 4 | Eastleigh SO50 4NT

St George's

INDUSTRIAL ESTATE

Description

The property comprises an end of terrace clear span steel portal frame warehouse under a new pitched metal roof, with daylight roof panels. There is inner blockwork with part brick and profile metal sheet clad elevations.

The office is accessed via a pedestrian entrance with the warehouse accessed via an electric roller shutter loading door. There are integral ground floor offices with modern glass partitioning and male and female cloakrooms.

Externally, the unit benefits from a secure yard with ample car parking spaces.



Indicative photos from refurbishment in 2018, including new roof and new insulated door.



SPECIFICATION INCLUDES (based on refurbishment in 2018):



LED
Warehouse
lighting



Minimum
eaves
height 5.08m



New Insulated
electric roller
shutter door



Refurbished
ground floor
offices



Secure
yard



New
Roof



Male and female
WCs

Accommodation

Gross internal areas	sq ft	sq m
Warehouse and Office	7,704	716.02

Terms

The premises are available by way new Full Repairing and Insuring lease. Length by way of negotiation.

Business Rates

Rateable value: £58,000. For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Service Charge

The current service charge payable is £3,900 per annum. The insurance premium for the year is £1,100. Both figures are net of VAT.



Location

St George's Industrial Estate comprises six units on Goodwood Road in the Boyatt Wood area of Eastleigh. Boyatt Wood is located close to junctions 12 and 13 of the M3 and junction 5 of the M27 and approximately one mile from Eastleigh town centre, Eastleigh railway station and 2 approximately 2 miles from Southampton Airport and its train station.

Rent

£108,000 per annum exclusive VAT, business rates and all other occupational costs.

VAT

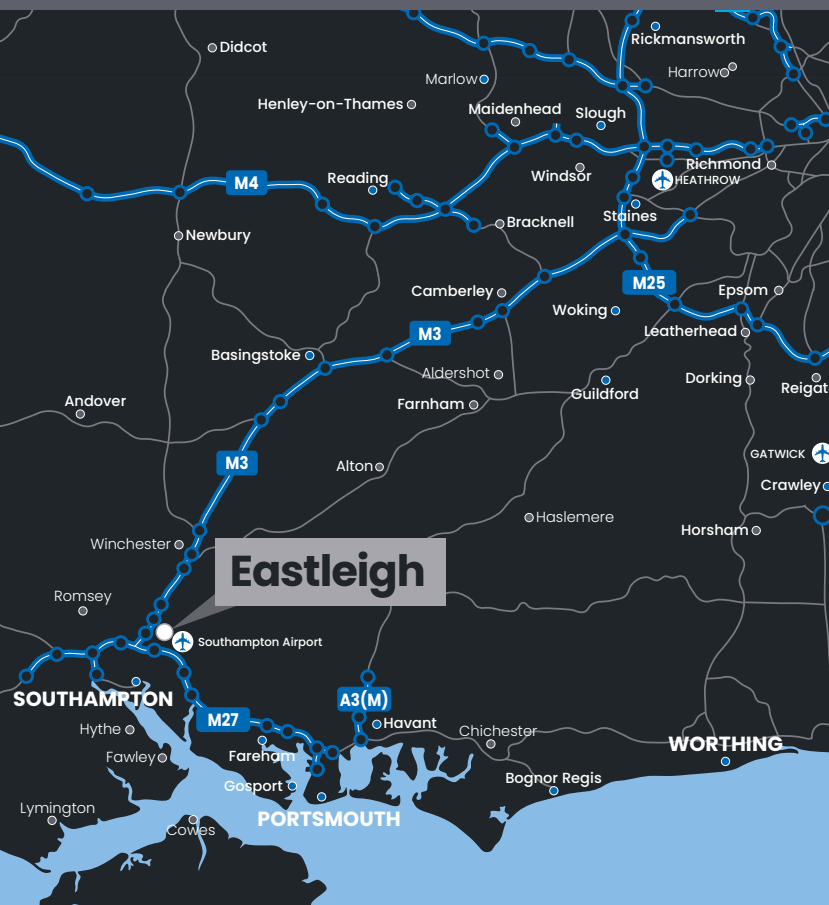
All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

EPC

Current EPC of C57. To be reassessed.



Viewing & Further Information

Viewing strictly by prior appointment:

Luke Mort
07901 558730
lmort@lsh.co.uk

Adrian Whitfield
07901 558730
adrian.whitfield@realest.uk.com

Dan Rawlings
07702 809192
drawlings@lsh.co.uk

**Lambert
Smith
Hampton**

01489 579579
www.lsh.co.uk

realest
023 8202 3999
realest.uk.com

Lambert Smith Hampton and Realest, their clients and any joint agents give notice that They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lambert Smith Hampton and Realest have not tested any services, equipment or facilities. Occupiers must satisfy themselves by inspection or otherwise. September 2023. Designed and produced by Creativeworld. Tel: 01282 858200