



# Unit 10 Solent Industrial Estate

Shamblehurst Lane, Hedge End SO30 2FX

**TO LET**

555.26 sq m (5,977 sq.ft)



**HELLIER  
LANGSTON**

[www.hlp.co.uk](http://www.hlp.co.uk)

02382 022111 [southampton@hlp.co.uk](mailto:southampton@hlp.co.uk)

# Mid Terrace Industrial/ Warehouse Unit

## Description

The unit comprises a mid-terrace industrial unit constructed in the late 1960s/ early 1970s with a two storey section on the front constructed of brick under a flat roof and rear warehouse under a steel pitched portal frame with asbestos cement sheet roof and daylight panels.

The front elevation of the warehouse is rendered and interspersed with single glazed crittal windows, personnel entrance door and access to the warehouse area under the first floor offices via an electric roller shutter door. Externally the unit has 6/8 car spaces and a single lorry space in front of the loading door.

The unit is heated by a ceiling mounted gas blow heater and lit with roof mounted LED lights. There is also a small kitchen in this area. The ground floor area beneath the first floor offices is a mix of office space and male and female WCs accessed from the warehouse.

The first floor offices are mainly open plan with two partitioned areas to create an individual office along with a storage area and server room. The office area has carpet, LED lighting and a suspended ceiling, perimeter trunking, electric heating, air conditioning and a tea point. At the top of the stairs is a corridor leading to two WCs.



# Mid Terrace Industrial/ Warehouse Unit

## Specification

### Warehouse

- Eaves height 4.13 m
- Haunch height 3.71m
- Ridge height 4.52 m
- Underside of roof 4.52 m
- Electric roller shutter door 3.01m wide by 3.30 m high
- Painted concrete floor
- Mains water and gas
- 3 phase electric supply
- LED warehouse lights
- Gas blow heater
- Male and Female WCs
- Warehouse kitchenette

### Ground & 1st floor office and ancillary area

- Ridge height 8.27m
- Ground floor offices
- 1st floor plus open plan office plus 2 partitioned areas
- LED lighting and suspended ceiling
- Air conditioning/Electric heating
- Carpets
- Perimeter trunking
- Kitchenette
- 2 x WC's

### External area

- 8 dedicated car parking spaces plus large communal car park



# Mid Terrace Industrial/ Warehouse Unit

## Accommodation

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

	Sq m	Sq ft
Warehouse and ancillary areas	443.24	4,771
First floor office and ancillary areas	112.02	1,206
<b>Total</b>	<b>555.26</b>	<b>5,977</b>

## Business Rates

According to the Valuation Office Agency website the Rateable Value is £54,000 from April 2023 rising to £59,000 in April 2026.

## Estate Charge

We understand there is an estate charge.

## EPC

C-67

## Terms

The premises are available by way of a new Full Repairing and Insuring lease on terms to be agreed.

### Rent

£60,000 per annum

### VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

### AML

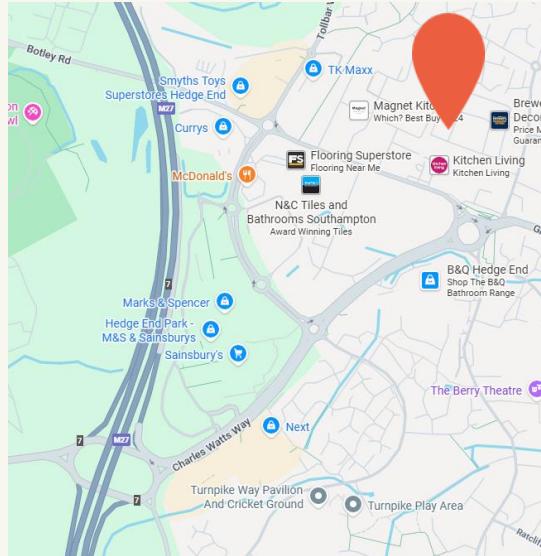
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

## Code for 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.

## Location

The unit is located on the Solent Industrial Estate, off Shamblehurst Lane. Shamblehurst Lane links to the A334 Charles Watts dual carriageway which provides access to J7 M27. The M27 is main arterial route linking Portsmouth and Southampton and the M3 at J4.



**HELLIER  
LANGSTON**

[www.hlp.co.uk](http://www.hlp.co.uk)

02382 022111    [southampton@hlp.co.uk](mailto:southampton@hlp.co.uk)

Disclaimer: Hellier Langston Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Hellier Langston Limited has any authority to make any representation or warranty whatsoever in relation to this property.



## Contact us

Direct your viewing requests and enquiries to:



**Matthew Poplett**

**07971 824525**

[matt@hlp.co.uk](mailto:matt@hlp.co.uk)



**Jason Webb**

**07989 959064**

[jason@hlp.co.uk](mailto:jason@hlp.co.uk)



Strictly by appointment with sole agents Hellier Langston