

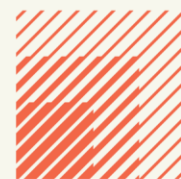


Unit 10 Solent Industrial Estate

Shamblehurst Lane, Hedge End SO30 2FX

TO LET

555.26 sq m (5,977 sq.ft)



**HELLIER
LANGSTON**

www.hlp.co.uk

02382 02211 southampton@hlp.co.uk

Refurbished 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 new profile metal sheet insulated roof and daylight panels.

The front elevation of the warehouse is brick and interspersed with new uPVC windows and glazed curtain wall personnel entrance. The warehouse area is access via an electric roller shutter door under the 1st floor offices. Externally the unit has 6/8 car spaces and a single lorry space in front of the loading door.

The 1st floor office is open plan with carpet, LED lighting and a suspended ceiling, perimeter trunking and air conditioning. At the top of the stairs is a corridor leading to two WCs.



Refurbished 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
- New insulated profile metal sheet warehouse roof

1st floor office and ancillary area

- Refurbished open plan office
- New uPVC double glazed windows
- LED lighting and suspended ceiling
- Electric panel heaters
- New carpets
- Perimeter trunking
- Tea point
- 2 x WC's

External area

- 8 dedicated car parking spaces plus large communal car park



Pictures taken prior to refurbishment



Refurbished 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
Total	555.26	5,977

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

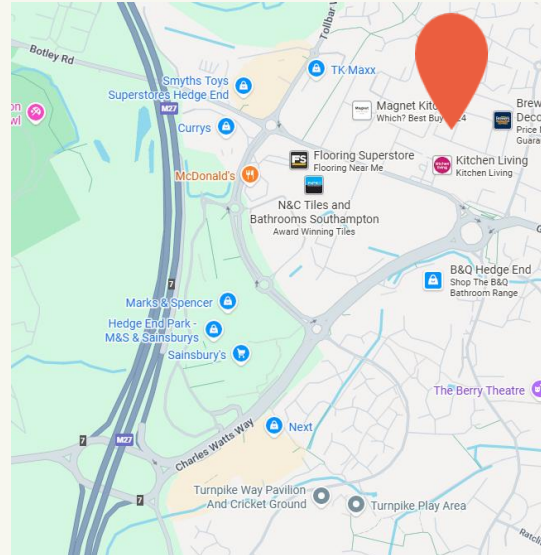
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

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.



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Contact us

Direct your viewing requests and enquiries to:



Matthew Poplett

07971 824525
matt@hlp.co.uk



Jason Webb

07989 959064
jason@hlp.co.uk



Strictly by appointment with sole agents Hellier Langston