

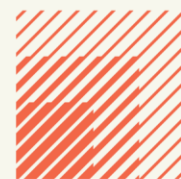


Unit 1, 362B

Spring Road, Itchen, Southampton S19 2PB

TO LET

465.33 sq m (5,009 sq.ft)



**HELLIER
LANGSTON**

www.hlp.co.uk

02382 02211 southampton@hlp.co.uk

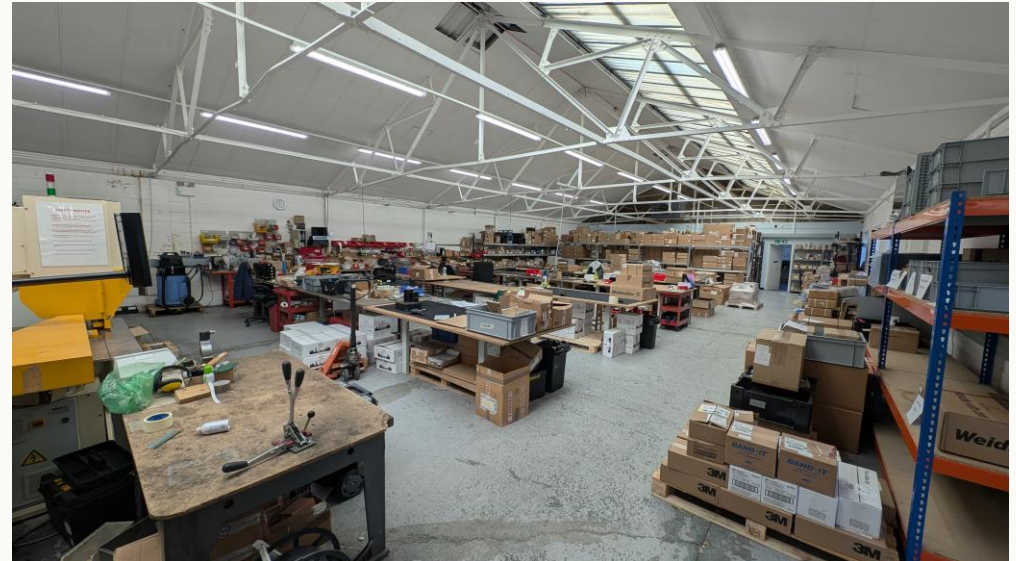
End of Terrace Industrial/ Warehouse Unit

Description

The unit comprises an end of terrace light industrial / warehouse unit on a small industrial estate. It has a truss roof construction with an asbestos cement sheet roof that has been overclad with profile metal sheet. The elevations are a mix of uPVC windows, profile metal sheet cladding and painted brickwork. A brick extension under a felt flat roof has been built at the side. This benefits from access via an electric roller shutter door.

Located at the front of the unit are ground floor offices and a meeting room. The offices are fitted with carpet, suspended ceilings with LED lighting, perimeter trunking and gas central heating.

The warehouse is clear span, lit with LED lighting and heated with a roof mounted Powrmatic gas heater. Within the flat rood extension is a small loading bay, male and female toilets and kitchen



End of Terrace Industrial/ Warehouse Unit

Specification

Warehouse /Light Industrial Area

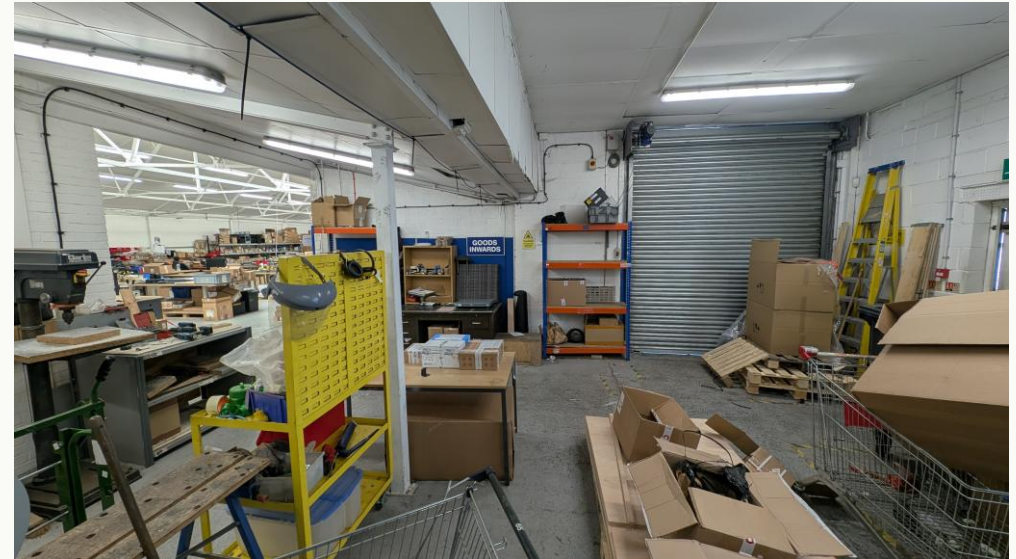
- Truss height 2.99m
- Electric roller shutter door
- Profile metal sheet roof
- Internal blockwork wall
- LED warehouse lighting
- Gas industrial heater
- Concrete floor
- Mains water and drainage
- 3 phase electric supply
- Gas supply

Offices

- uPVC double glazed windows
- Ground floor offices
- Suspended ceiling LED lighting
- Perimeter trunking
- Gas central heating
- Male and female WC's
- Kitchen

External

- On-site car parking



End of 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	280.91	3,035
Ground floor offices	91.65	986
Extension/Loading Bay	92.77	988
Total	465.33	5,009

Business Rates

According to the Valuation Office website the site has the following Rateable Value. 1st April 2026 – Estimated at £23,000 as it has been included with Unit 2 & 3 in the Rating list. The multiplier from 1st April 2026 is 0.432.

Estate Charge

We understand there is an estate charge.

EPC

TBC

Terms

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

Rent

£40,100 per annum exclusive.

VAT

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

AML

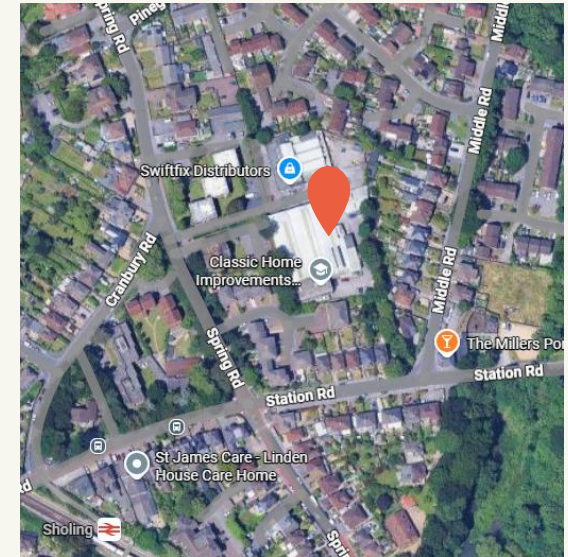
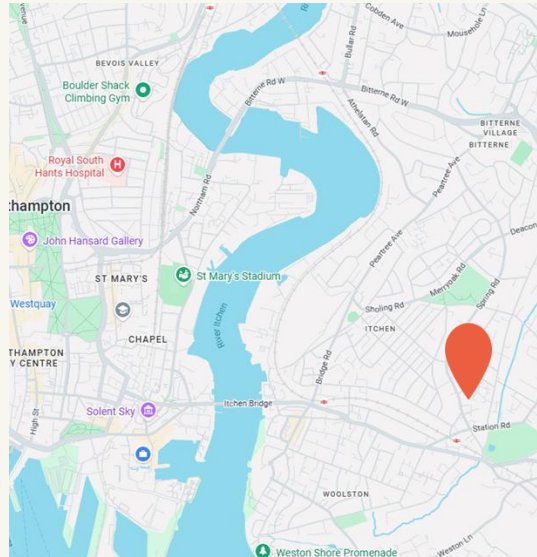
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

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 off Spring Road part of the Itchen area of Southampton. Access to Southampton City Centre is either via the Itchen Toll Bridge through Woolston or through Bitterne Village. The M27 motorway can be accessed at J7 through Thornhill or J8 through Bursledon.



www.hlp.co.uk

02382 022111 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



Jason Webb

07989 959064
jason@hlp.co.uk



Strictly by appointment with sole agents Hellier Langston