

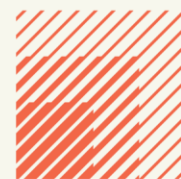


Unit 8 The Cross House Centre

Crosshouse Road, Southampton SO14 5GZ

TO LET

185.52 sq. m. (2,001 sq. ft.)



**HELLIER
LANGSTON**

www.hlp.co.uk

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Industrial/ Warehouse Unit

Description

The property comprises a mid-terraced, modern two storey business unit with a ground floor workshop/ warehouse area and first floor open plan office. There is a coffee point at ground floor as well as ground and first floor WC's. The offices have electric heating, suspended ceiling with LED lighting, perimeter trunking, telephone entry system and carpets.

The workshop has an electric insulated up and over door (3.41m wide x 2.31 m high). The workshop/ warehouse ceiling height beneath the first floor office is a minimum of 2.43m. The rear warehouse has a minimum height of 4.51 m rising to 5.28 m.

There are 6 allocated car parking spaces for the unit in the paved yard area, which is secured at night and at weekends with a locked gate. Whilst the site is secure, each tenant has a key for the gate, and there are no hours of use restrictions.



Industrial/ Warehouse Unit

Specification

Warehouse areas

- 2.34m to the underside of the 1st floor
- Max height to the underside of the roof 5.28 m
- Min height to the underside of the roof 4.51 m
- LED warehouse lighting
- 1 No 3.41 m wide by 2.31 m electric insulated up and over door
- Profile metal sheet elevations and roof
- 3 phase 100 amp electrical supply
- Mains gas, water and drainage

1st Floor Office

- Open plan office
- Carpets
- Suspended ceilings with LED lighting
- Electric heating
- Perimeter trunking
- Front door intercom system

Ancillary areas

- Kitchen with fridge, dishwasher & microwave
- Ground and 1st floor WC





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	124.61	1,336
First floor office and ancillary areas	60.91	665
Total	185.52	2,001

Business Rates

According to the Valuation Office Agency website the Ground Floor has a Rateable Value of £11,750 and the 1st Floor £8,100.

Estate Charge

We understand there is an estate service charge at £1,000 per annum.

EPC

C-75

Terms

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

Rent

£28,000 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.

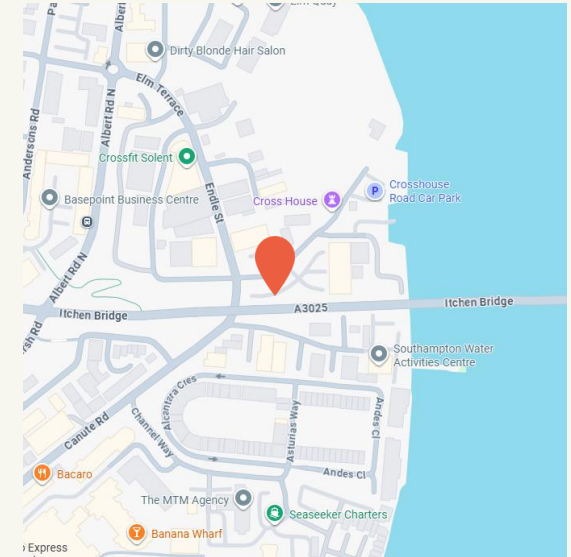
Code for Leasing Business Premises

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

Unit 8 The Crosshouse Centre is conveniently located off Canute Road beneath the Itchen Bridge, between Shamrock Quay and Ocean Village and within close proximity of Southampton City Centre (approximately 1 mile).

The Red Jet and Red Funnel ferry terminal at Town Quay is under a mile away to the west, with West Quay shopping centre a further 0.4 miles beyond this.



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Contact us

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Strictly by appointment with sole agents Hellier Langston