



Abel

 **R&M** ELECTRICAL GROUP LTD

**UNIT 3**



**GOODS  
IN**



# Unit 3, 362B Spring Road, Sholing Southampton, Hampshire, SO19 2BP

5,712 sq ft Industrial Unit, Suitable for B1c, B2 and B8 Uses





## Description

This is an industrial unit on a multi let estate. The property is steel portal frame with block and clad elevations. There is an electric roller shutter door and a pedestrian access door. There is an internal portacabin office, male and female WC's, 3 phase power and LED lighting. Maximum eaves are 5.34m there are steel roof trusses throughout the building. There is access for HGV's and plenty of on street car parking in the local area.



Max Eaves 5.34m  
Electric Roller Shutter  
Door 5.18m high x  
3.61 m wide.  
Internal portacabin  
office  
Male and Female  
WC's





## Location

Sholing is a mostly residential suburb of Southampton. The property is located within an established industrial estate. Sholing train station is a short walk to the south. There is excellent access to J7 & J8 of the M27 and also into Southampton city centre via either The Itchen Bridge or Bitterne Road West (A3024).

## Terms

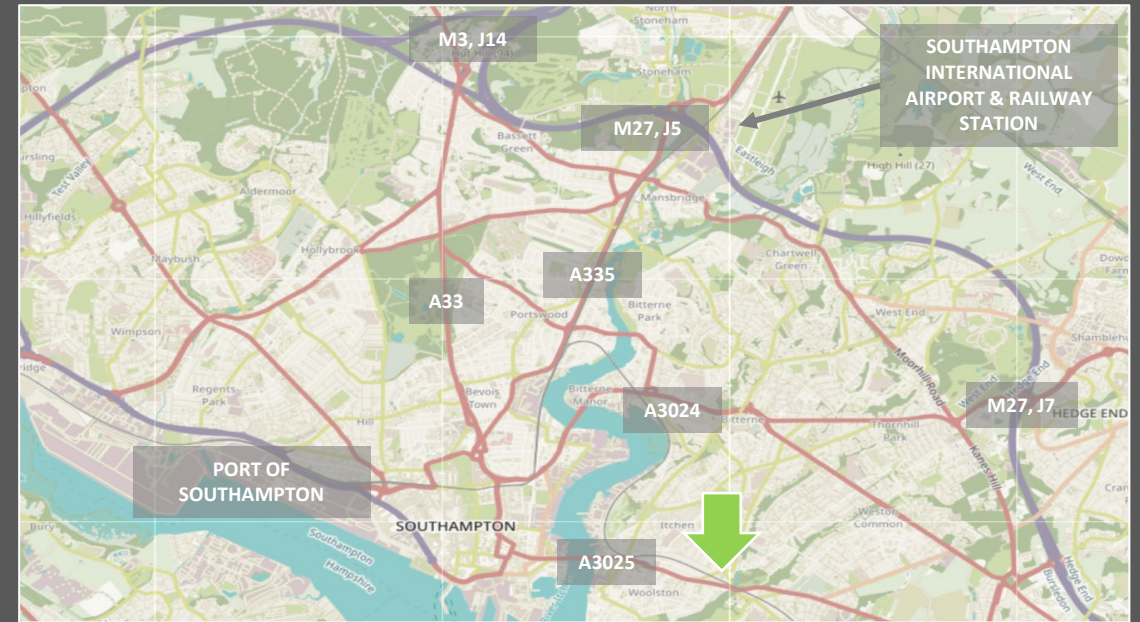
The property is available by way of a new lease at an asking rent of £43,500 per annum exclusive.

## EPC

The EPC is rated C71 a copy is available on request.

## Business Rates

The Rateable Value will need to be reassessed. All enquiries should be made to the Business Rates team at Southampton City Council.



Unit 3, 362B Spring Road, Sholing, Southampton

SAT NAV: SO19 2BP

## Travel Distances

	Miles
Southampton City Centre	3.0
Port of Southampton	4.7
M27 J8	2.8
Southampton Airport	4.9

## VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Lauren Udall  
Realest  
023 8202 3999 / 07799 623239  
lauren.udall@realest.uk.com

Adrian Whitfield  
Realest  
023 8202 3999 / 07901 558730  
adrian.whitfield@realest.uk.com



023 8202 3999 • [www.realest.uk.com](http://www.realest.uk.com) • [info@realest.uk.com](mailto:info@realest.uk.com)