



**UNIT 32 SOUTH HANTS INDUSTRIAL PARK,  
SOUTHAMPTON, SO40 3SA**

**INDUSTRIAL/LOGISTICS / TRADE COUNTER / INDUSTRIAL / WAREHOUSE TO LET**  
**5,564 SQ FT (516.91 SQ M)**



# Summary

## MID-TERRACE INDUSTRIAL/WAREHOUSE UNIT - FULLY REFURBISHED

Available Size	5,564 sq ft
Rent	£61,200 per annum
Business Rates	We advise interested parties to make their own enquiries with the Local Authority
EPC Rating	C (62)

- Clear span warehouse with good eaves height
- New electric roller shutter door and separate pedestrian access
- Allocated forecourt and parking with additional separate parking spaces
- Three-phase power and mains services
- Good access to A36 / M27 (Junction 2) providing fast links to Southampton, the New Forest and wider motorway network

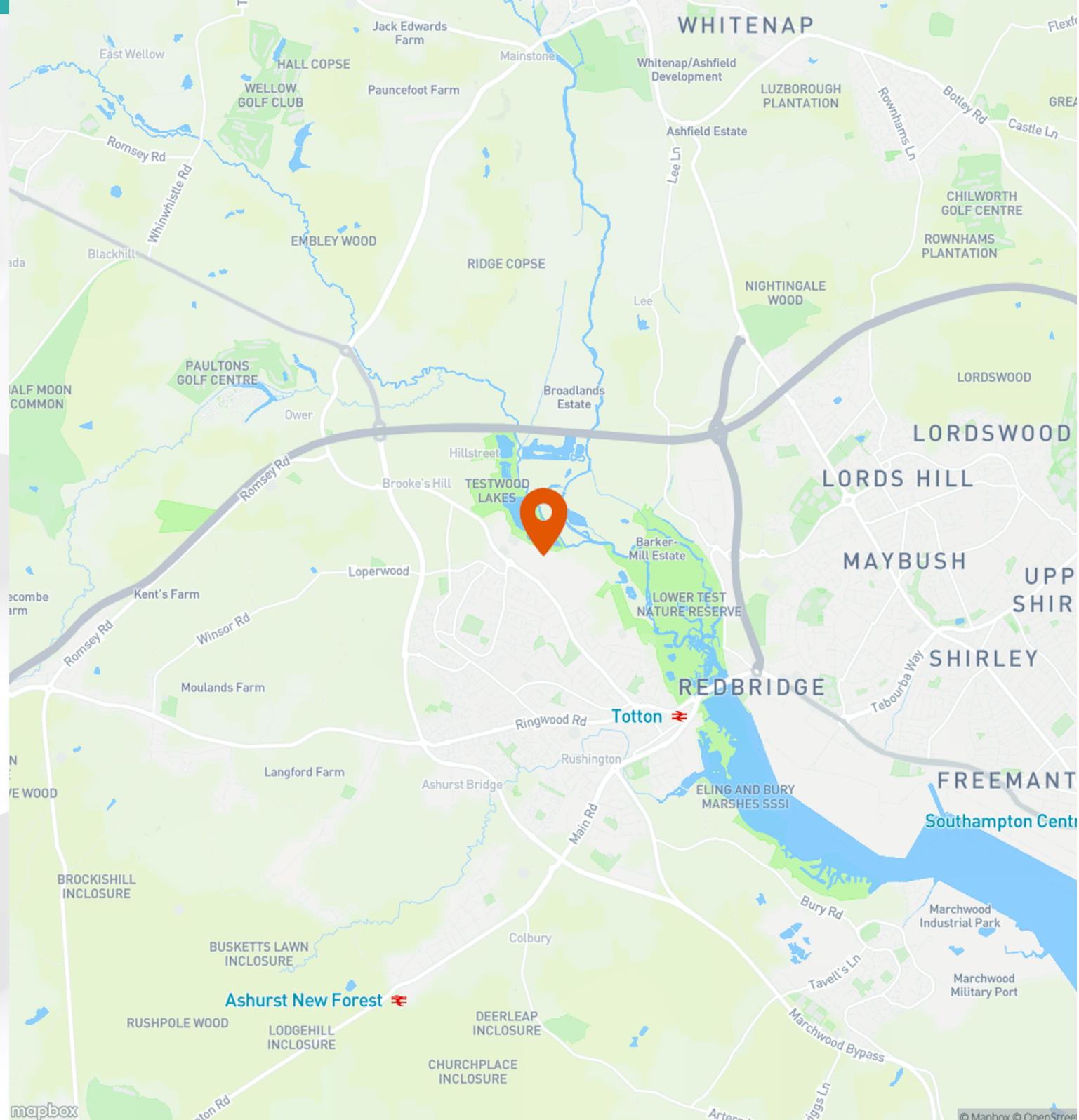


# Location



**Unit 32 South Hants Industrial Park, Stephenson Road, Southampton, SO40 3SA**

South Hants Industrial Park is a popular and well-established estate located in Calmore, Totton. It benefits from excellent transport connectivity being within 2 miles of M27 Junction 2, giving access to Southampton Docks, Southampton Airport, and national motorway links.





# Further Details

## Description

32 South Hants Industrial Park is a mid-terrace industrial / warehouse unit situated on the established South Hants Industrial Park in Calmore, Totton. The premises provide versatile accommodation suitable for a variety of light industrial, storage, and distribution uses. Open plan first floor office accommodation with Male/Female WC's and Kitchenette beneath.

The refurbishment included:

- New sanitary ware
- New suspended ceiling to office space
- New LED lighting
- Redecoration throughout
- New translucent roof panels

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	5,014	465.82
1st	550	51.10
<b>Total</b>	<b>5,564</b>	<b>516.92</b>

## Viewings

Strictly by appointment with the sole agents.

## Terms

The property is available on a new Full Repairing and Insuring lease. Terms to be agreed.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



## Enquiries & Viewings



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