



**UNIT 3 CLAYLANDS PARK BISHOPS WALTHAM,  
SOUTHAMPTON, SO32 1QD**

**OFFICE / INDUSTRIAL / WAREHOUSE TO LET**  
267 TO 1,638 SQ FT (24.81 TO 152.18 SQ M)



# Summary

## Industrial Unit with Office Space TO LET

Available Size	267 to 1,638 sq ft
Rent	£21,000 per annum
Rateable Value	£23,000
VAT	Applicable
Estate Charge	£1,000 per annum
EPC Rating	D

- Popular business park
- Flexible options available
- Can either be let as part of whole
- Parking spaces available
- 'Ready to go' space
- All Inclusive Rent deals available



# Location



**Unit 3 Claylands Park Bishops  
Waltham, Southampton, SO32  
1QD**

The subject property is located on Claylands Park, Claylands Road, a predominantly industrial section of Bishops Waltham. Bishops Waltham is a historic medieval town, rich in character and amenities, including boutique shops, cafes, and local services.

Claylands Road is accessed via the B2177 Winchester Road and is approx. 8 miles from Southampton, 11 miles from Winchester and 15 miles from Portsmouth. The B3035 provides easy access to the M27 and Southampton via Botley and Hedge End.



Fire exit



# Further Details

## Description

The light industrial unit features a roller shutter door and two-storey office space. There are 2 W/Cs and a kitchenette on the ground floor. The current occupier has fitted a mezzanine and fitted out the unit as office space. The loading door remains in situ with a glass panel and pedestrian door fitted internally behind.

Externally, there is palisade security fencing around the perimeter and the unit benefits from four car parking spaces.

The unit could be split into separate office spaces with shared communal areas and the Landlord is flexible to suit enquiries. This is detailed as Unit A and B, split over ground and first floor. The car parking will be allocated accordingly.

Unit A is on the left hand side and benefits from the roller shutter door. This could be used as storage space (mezzanine to be removed) or used as office, with ground floor storage and first floor meeting room and office suite.

The current height under the mezzanine is 2.38m.

Unit B is on the right hand side and currently benefits from an office layout with front reception, meeting room and open plan first floor office space.

## Accommodation

All floor areas are approximate and measured to a NIA standard in accordance with the RICS Property Measurement (2nd edition) incorporating RICS Code of Measuring Practice (6th edition).

Name	sq ft	sq m	Availability
1st - Unit A First	460	42.74	Available
Ground - Unit A Ground Floor	445	41.34	Available
Ground - Unit B Ground Floor	267	24.81	Available
1st - Unit B First	418	38.83	Available
Ground - Kitchenette	48	4.46	Available
<b>Total</b>	<b>1,638</b>	<b>152.18</b>	

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. The Landlord is open to flexible options to occupy part of the building, or whole, with all inclusive rent options available. They would consider a freehold offer. Please discuss with agent.

## 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.

## Legal Costs and VAT

We understand that the property is elected for VAT. Each party to bear their own legal costs incurred.



## Enquiries & Viewings



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