



UNIT 32 PARHAM DRIVE, EASTLEIGH, SO50 4NU

TRADE COUNTER / TRADE COUNTER / SHOWROOM / WAREHOUSE / INDUSTRIAL /
WAREHOUSE TO LET

3,808 SQ FT (353.77 SQ M)



Summary

Industrial/Warehouse Unit with potential to create secure yard

Available Size	3,808 sq ft
Rent	Rent on application
Rates Payable	£17,215.50 per annum
Rateable Value	£34,500
Estate Charge	£570 per annum
EPC Rating	C (52)

- Clear span warehouse space
- Fully fitted offices with suspended ceilings
- Minimum eaves 5m
- Maximum eaves 6.5m
- Electric loading door
- Ability to create secure yard



Location



Unit 32 Parham Drive, Boyatt Wood Industrial Estate, Eastleigh, SO50 4NU

The property is situated on Parham Drive, an established industrial location in Eastleigh. Situated less than 1 mile from Junction 13 of the M3 and in close proximity to the M27 Motorway. The unit benefits from excellent transport links.





Further Details

Description

Unit 32 Parham Drive is situated on the popular Boyatt Wood Industrial Estate, an established industrial location which benefits from excellent communication links. The units are steel frame with lower brick elevations and upper clad under a pitched clad roof, the minimum eaves height to the haunch is approximately 5 metres. The main warehouse areas benefit from translucent panels and an electric roller shutter door of 4.5m (H) x 4m (W).

The ground floor provides office accommodation, reception area, and ancillaries including a small kitchen point and WC facilities, with the first floor offering further office area.

Specification includes the following:

- LED lighting to warehouse
- Kitchen/breakout area
- 12 parking spaces
- Air conditioning in parts

Terms

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

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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