



**HOLLOWAY
ILIFFE &
MITCHELL**

Industrial, Warehouse
TO LET

VERSATILE SPACE



Unit 3 Westwood Court, Brunel Road, Calmore Industrial Estate, Southampton, SO40 3WX

Modern Light Industrial Unit with Mezzanine Floor

Summary

Tenure	To Let
Available Size	2,015 sq ft / 187.20 sq m
Rent	£21,500 per annum
Rates Payable	£7,808 per annum
Rateable Value	£15,250

Key Points

- Allocated Parking
- Close to Junction 2 of M27
Southampton Docs
- Mezzanine Office / Floor
- Refurbished Space



hi-m.co.uk

PORTSMOUTH **023 9237 7800**

SOUTHAMPTON **023 8011 9977**

Unit 3 Westwood Court, Brunel Road, Calmore Industrial Estate, Southampton, SO40 3WX

Description

A mid terraced unit of steel portal frame construction with inner blockwork, profile cladding and brickwork elevations underneath a pitched roof incorporating roof lights.

The unit benefits from having allocated parking, up and over loading door along with a pedestrian access door. There is a mezzanine floor that is currently open plan, to accommodate a different uses.

Location

The unit is predominantly located off Brunel Road within Calmore Industrial Estate, an established industrial area. Calmore Industrial Estate is to the north of Totton approximately 1.6 miles from the M27 (Junction 2). Many national and local businesses are within the Estate.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Industrial	1,175	109.16	Available
1st - Mezzanine	840	78.04	Available
Total	2,015	187.20	

Specification

- * Loading Door 3m wide x 2.50m high
- * Minimum Eaves 6.26m
- * Disabled w.c. & wash hand basin
- * Three Phase Power
- * Gas Central Heating

Terms

Available on a new full repairing insuring lease for a term to be agreed at a rent of £21,500 per annum

Rateable Value

Rateable Value £15,250

You are advised to make your own enquiries in this regard to the local authority before making a commitment.

Other Costs

Legal Costs - Each party are to be responsible for their own legal costs incurred in the transaction.

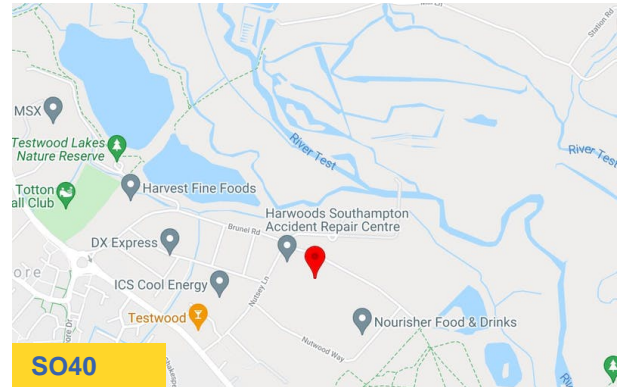
Deposit may be required subject to references.

Buildings insurance is to be confirmed

Unless otherwise states all prices are exclusive of VAT.

Video

- Walkthrough Tour - <https://vimeo.com/692434191>



Viewing & Further Information

Tom Holloway

023 9237 7800 | 07887602603

tom@hi-m.co.uk

Mrs Lauren Udall (Keygrove Commercial Ltd)

02380835964

lu@keygrove.com

More properties like this at www.hi-m.co.uk



For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this



