# UNIT 10 WOODSIDE ROAD, EASTLEIGH, SO50 4ET

## INDUSTRIAL / WAREHOUSE TO LET

**17,745 SQ FT** (1,648.56 SQ M)

Vail Williams

# Summary

## Industrial/Warehouse Unit - TO LET

| | |
|---|---|
| **Available Size** | 17,745 sq ft |
| **Rent** | £186,323 per annum |
| **Rateable Value** | £122,000<br>Due to be reassessed following removal of mezzanine floor, however potential occupiers are advised to confirm this. |
| **EPC Rating** | B (31) |

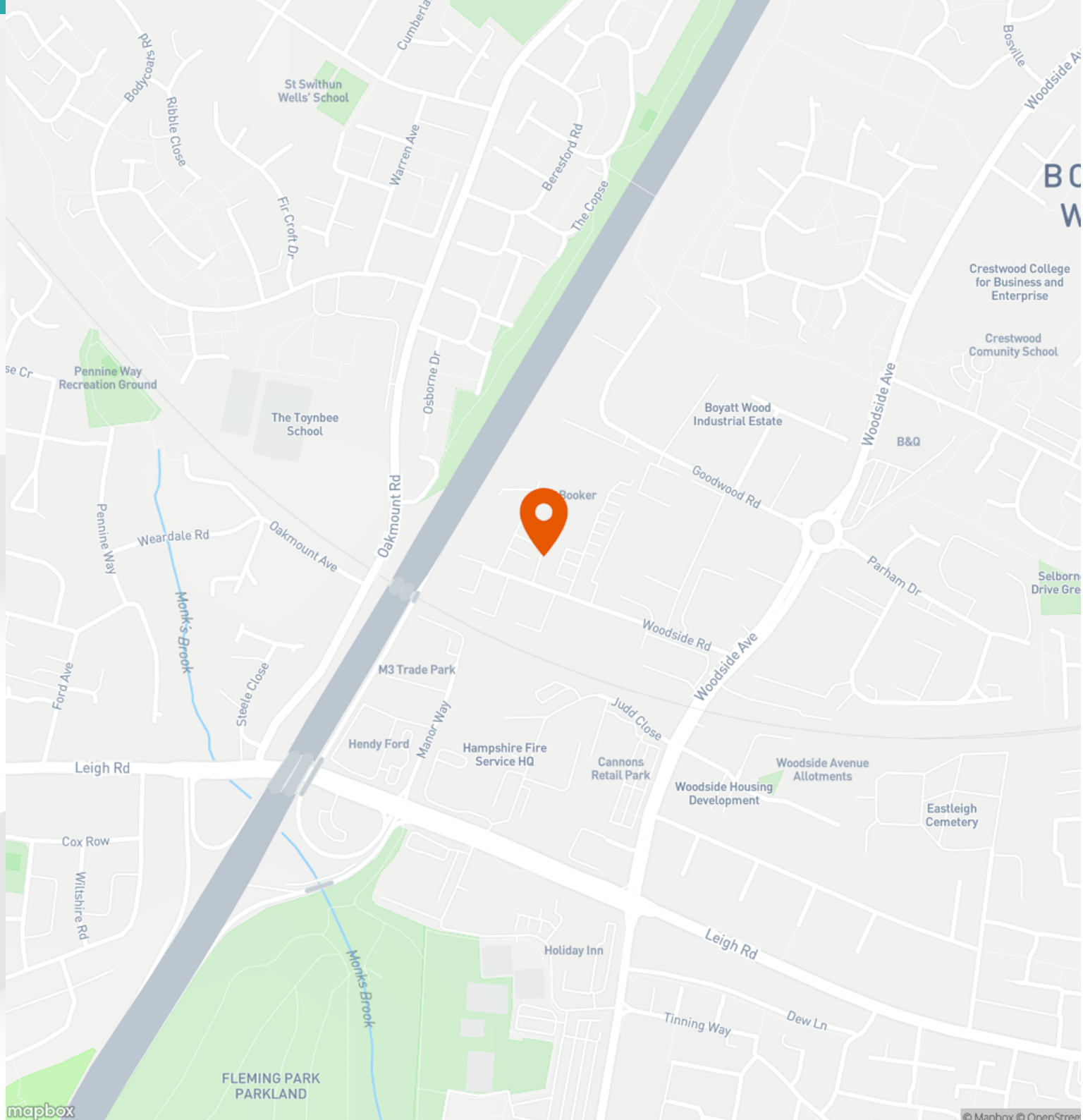
- Detached unit
- Located on prime industrial estate
- Recently refurbished
- New LED warehouse lighting
- Easy access to J13 of M3 and J5 of M27
- Secure yard area

# Location

**Unit 10 Woodside Road, Eastleigh, SO50 4ET**

The property is located on the Woodside Road Industrial Estate, which forms part of the wider Boyatt Wood Industrial Estate. The estate benefits from easy access to both the M3 and M27 motorways, connecting the major local cities of Southampton, Winchester and Portsmouth. Eastleigh Town Centre lies approximately 0.75 miles to the east.

Occupiers on the wider Boyatt Wood Industrial Estate include Booker Cash & Carry, B&Q, Howdens, Dulux, Plumb Centre, Elliotts Builders Merchants, Plumbing Trade Supplies, Rexel and Protyre, to name but a few.



# Further Details

## Description

The property is comprised of a detached industrial/warehouse unit of steel portal frame construction. The property has recently been refurbished and upgraded with newly painted floor, new LED lighting (inc. warehouse/production area and offices).

The property has a minimum eaves height of 5.8m, two loading doors and fenced rear compound area. There is ground and first floor office accommodation with kitchenette and male & female WCs.

## Accommodation

The accommodation comprises of the following Gross Internal Area:

| Name | sq ft | sq m |
|---|---|---|
| Ground | 15,321 | 1,423.37 |
| Ground - Office | 1,212 | 112.60 |
| 1st - Office | 1,212 | 112.60 |
| **Total** | **17,745** | **1,648.57** |

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## Legal Costs

Each party to be responsible for their own legal costs.

## VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT.

## 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.

## Joint Agent

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# Enquiries & Viewings

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