



**UNIT 9 TEST VALLEY BUSINESS PARK, NORTH
BADDESLEY, SO52 9AE**

INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

28,293 SQ FT (2,628.51 SQ M)



Summary

OPEN PLAN WAREHOUSE - SECURE YARD & DOCK LEVEL ACCESS

Available Size	28,293 sq ft
Rent	£315,000 per annum
Rates Payable	£5.94 per sq ft The units are currently assessed as one unit inclusive of units 7&8, so a reassessment is required to split out unit 9.
Rateable Value	£350,000
EPC Rating	C (56)

- 3 dock level loading doors along with a loading canopy
- Automated pallet racking system
- Secure yard area
- Sprinkler system
- High bay LED lighting
- Minimum eaves height 8.6m
- Level loading door



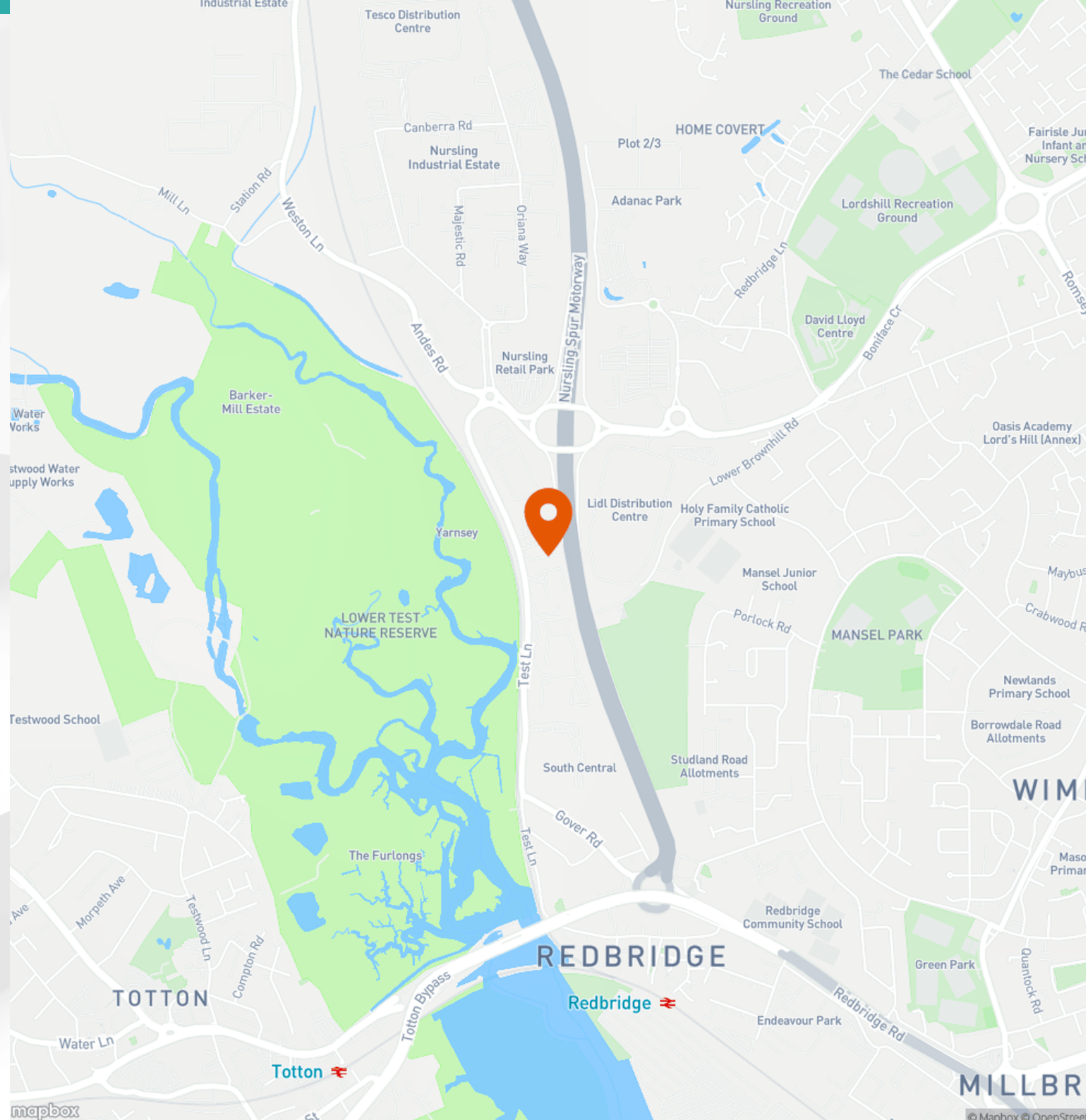
Location



**Unit 9 Test Valley Business
Park, North Baddesley, SO52
9AE**

Test Valley Business Park, North Baddesley is approximately 7 miles north-west of Southampton City Centre. The estate offers excellent road communications, being only 3 miles from Junction 3 of the M27 motorway and within easy reach of the M3 motorway, Southampton Airport and the Port of Southampton.

The location provides convenient access to Southampton, Romsey and the wider South Coast region, making it an ideal base for distribution, logistics and business operations.





Further Details

Description

Unit 9 benefits from its own secure yard and parking area. Vehicular access to the unit is via 3 dock level loading doors and 1 level loading door. All loading doors benefit from a loading canopy.

Internally the unit benefits from a fully fitted automated racking system (further details available on request). There is a small office to the front, which also has WC's and a kitchen breakout area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 9	28,293	2,628.51	£315,000 /annum	Available
Total	28,293	2,628.51		

Terms

Unit 9 is available as a stand alone premises with a new Full Repairing and Insuring lease to be negotiated.

Legal Terms

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

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.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the 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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