



**UNITS 7, 8 & 9 TEST VALLEY BUSINESS PARK, NORTH
BADDESLEY, SO52 9AE**

INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

49,166 SQ FT (4,567.67 SQ M)



Summary

INDUSTRIAL/WAREHOUSE SPACE - SECURE YARD AREAS

Available Size	49,166 sq ft
Rent	£495,000 per annum
Rates Payable	£168,000 per annum
Rateable Value	£350,000
EPC Rating	C (56)

- 3 dock level loading doors with a loading canopy
- Automated pallet racking system in part
- 2 x secure yard areas
- Internal interconnecting loading doors
- High bay LED lighting
- Good eaves height
- 4 level loading doors



Location



**Units 7, 8 & 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

The premises comprise 3 separate units that have been combined with loading doors providing access internally to each of the units.

Unit 7 is an open plan rectangular warehouse area with the benefit of a small office, kitchen/breakout and WC's to the front. Within the warehouse there is also a small, partitioned office to the rear. The warehouse area benefits from LED lighting and 2 level loading doors with a width 4.45m and height of 5m.

Unit 8 is a fully open plan warehouse benefiting from LED lighting and a loading door (width 4.45m x height 5m) that provides access to a secure yard area. It has a maximum height of 7m to the steel ridge.

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.

Units 7&8 links to unit 9 at the rear via loading doors and can provide cross docking.

Terms

The units can be acquired as a whole or Units 7&8 combined, with Unit 9 being available as a stand alone premises.

New Full Repairing and Insuring leases 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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