



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

WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

20,873 SQ FT (1,939.17 SQ M)



Summary

OPEN PLAN WAREHOUSE WITH OFFICE SPACE AND SECURE YARD

Available Size	20,873 sq ft
Rent	£210,000 per annum
Rates Payable	£8.05 per sq ft The units are currently assessed as one unit inclusive of unit 9, so a reassessment is required to split out unit 7&8.
Rateable Value	£350,000
EPC Rating	C (56)

- Secure yard area
- Units have internal interconnecting loading doors
- High bay LED lighting
- Minimum 5.2m eaves height
- 3 loading doors
- Ground floor office & kitchen



Location



**Unit 7 & 8 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 2 separate units that have a interconnected loading door 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.

Externally the property benefits from a secure yard and parking area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 7 & 8	20,873	1,939.17	£210,000 /annum	Available
Total	20,873	1,939.17		

Terms

Available on a new Full Repairing and Insuring lease with terms 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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