

UNIT 19 PARHAM DRIVE, EASTLEIGH, SO50 4NU

TRADE COUNTER / TRADE COUNTER / SHOWROOM / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

2,874 SQ FT (267 SQ M)

Vail Williams

Summary

Industrial/Warehouse Unit with potential to create secure yard

Available Size	2,874 sq ft
Rent	£46,000 per annum
Rates Payable	£15,984 per annum
Rateable Value	£37,000
EPC Rating	Upon enquiry

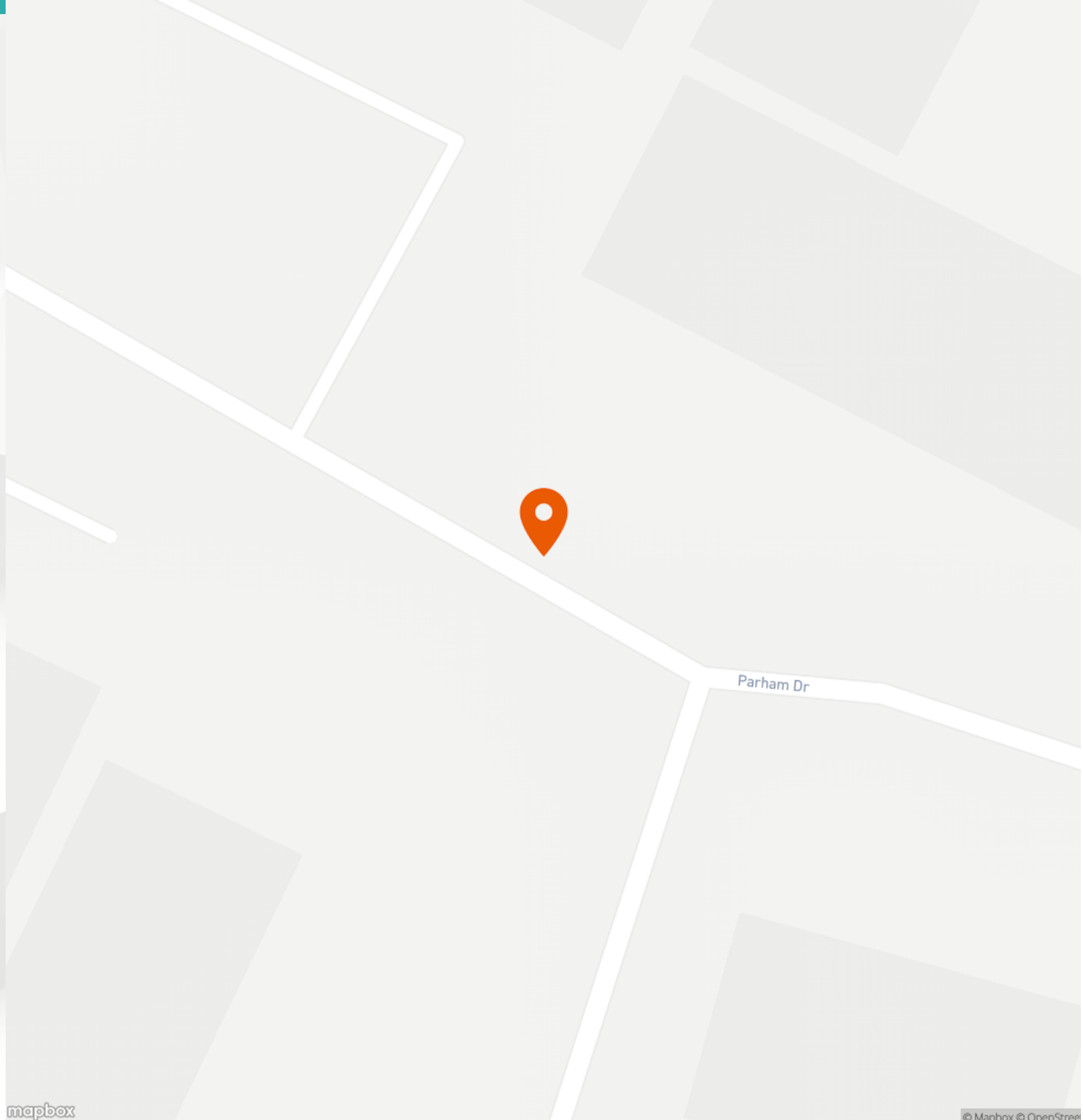
- Being fully refurbished including brand new roof
- Clear span warehouse space
- Minimum eaves 5.6m
- Maximum height 7.11m
- Electric loading door
- End of terrace



Location

Unit 19 Parham Drive, Boyatt Wood Industrial Estate, Eastleigh, SO50 4NU

The property is situated on Parham Drive, an established industrial location in Eastleigh. Situated less than 1 mile from Junction 13 of the M3 and in close proximity to the M27 Motorway. The unit benefits from excellent transport links.





Further Details

Description

Unit 19 Parham Drive is situated on the popular Boyatt Wood Industrial Estate, an established industrial location which benefits from excellent communication links. The unit is a steel frame with lower brick elevations and new upper clad under a pitched clad roof, the minimum eaves height to the haunch is approximately 5.67 metres. The main warehouse areas benefit from translucent panels, new LED lighting and an electric roller shutter door of 4.5m (H) x 3.5m (W).

The ground floor provides office accommodation, WC facilities and open plan warehouse space with a first floor storage mezzanine area.

Specification includes the following:
- LED lighting to warehouse
- Parking
- Office space
- Electric loading door
- Brand new roof and cladding

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Unit - Ground	2,639	245.17	To Let	Available
Mezzanine	234	21.74	To Let	Available
Total	**2,873**	**266.91**		

Terms

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

Legal costs

Each party to be responsible for their own legal costs incurred in this 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 purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.






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Enquiries & Viewings



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View on our website

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