

UNIT 9 STANSTEAD TRADE PARK, EASTLEIGH, SO50 4RZ

TRADE COUNTER / INDUSTRIAL / WAREHOUSE TO LET

6,850 SQ FT (636.39 SQ M)

Vail Williams

Summary

MID-TERRACE TRADE COUNTER UNIT TO LET

Available Size	6,850 sq ft
Rates Payable	£37,920 per annum
Rateable Value	£79,000
VAT	Applicable
EPC Rating	D

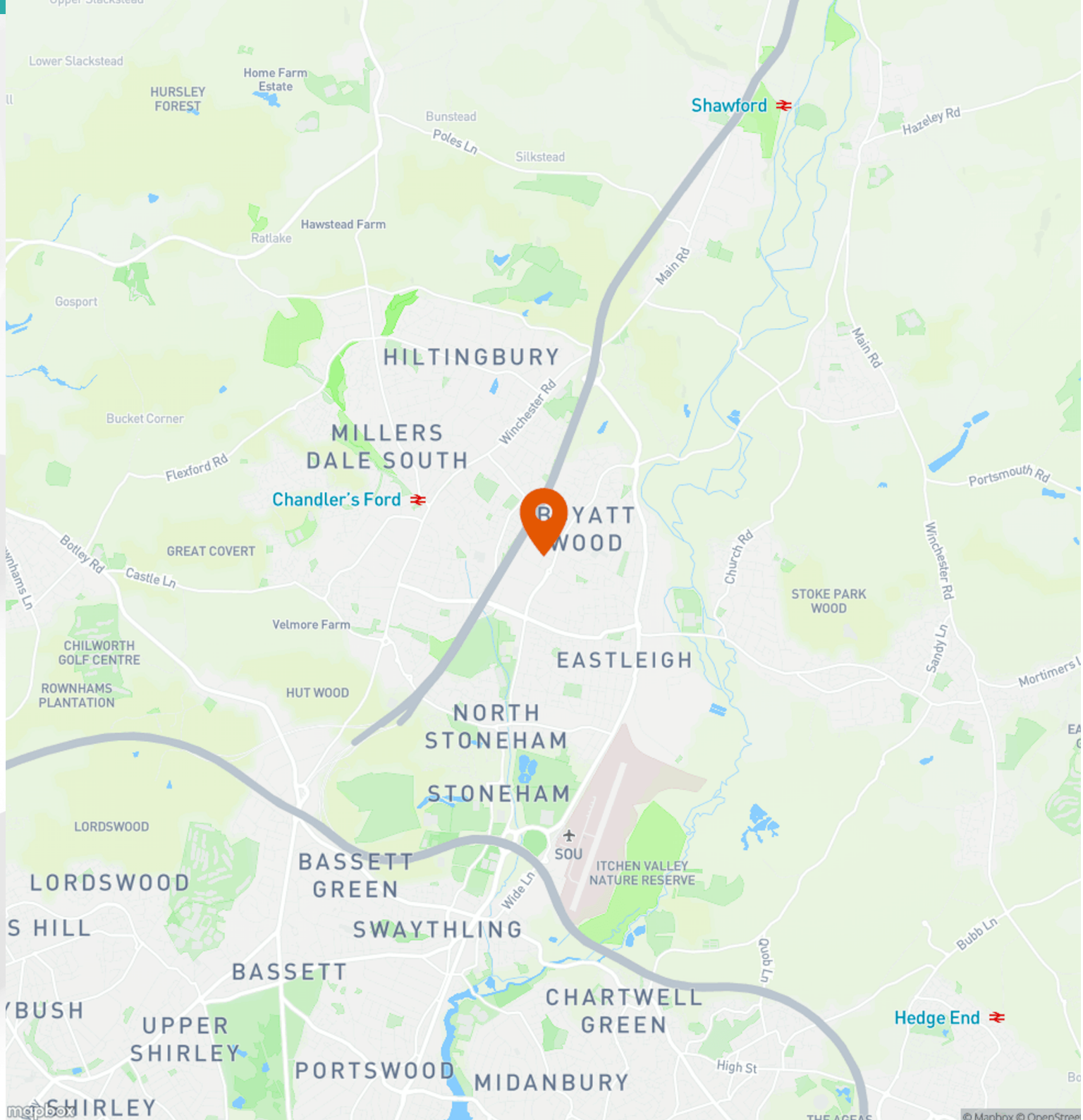
- 0.7 miles from J13 of the M3
- Established Trade Park
- Clear span warehouse space
- 5.94m eaves
- Forecourt parking
- Disabled W/C
- Breakout area
- Reception area



Location

Unit 9 Stanstead Trade Park, Stanstead Road, Eastleigh, SO50 4RZ

The unit is located on the Stanstead Road Trade Park on Goodwood Road. Goodwood Road links to Woodside Avenue providing access to the M3, Junction 12 via A335 Allbrook Way, and the M3 Junction 13 via A335 Leigh Road.




TFS SOLUTIONS
KDC GROUP
HOWDENS
SELF STORAGE
Sciensus
WOLSELEY
Royal Mail
Safetykleen - Southampton Branch
BREWERS
Shaws Flooring
GAP
TOUS STATION
Modern Milkman
SCREWFIX
PROTTER
Stanstead Trade Park
B&Q
Shakespeare Rd
Shakespeare Rd
Woodside Ave
Woodside Ave
Woodside Ave
Goodwood Rd
James Hardie ibution Centre
Salkeld Service Centre
Housing 21

Further Details

Description

The available property currently comprises a mid-terrace steel portal frame industrial/warehouse unit under a pitched insulated profile metal sheet roof with 10% natural roof lights. The current tenant is using it as a car repair workshop with reception area, spray booths, open span warehouse with W/Cs and breakout area. The premises benefits from electric roller shutter door and forecourt parking.

Nearby occupiers include: Toolstation, Screwfix, Protyre, Howdens and Royal Mail.

Accommodation

The accommodation comprises the following areas:

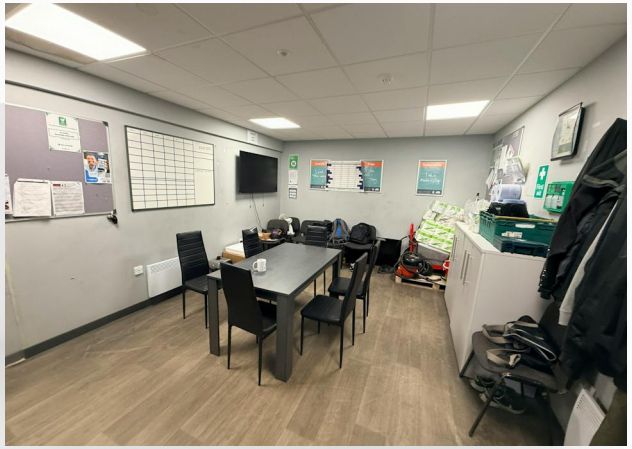
Name	sq ft	sq m	Availability
Unit - Warehouse	6,850	636.39	Available
Total	**6,850**	**636.39**	

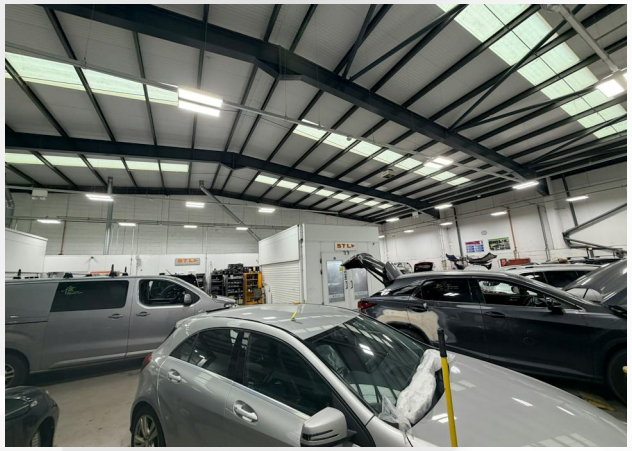
Terms

The property is available by way of an assignment or underletting of the current lease expiring 5th December 2028. Alternatively surrender or the existing lease and a new lease direct with landlord could be avaialble.

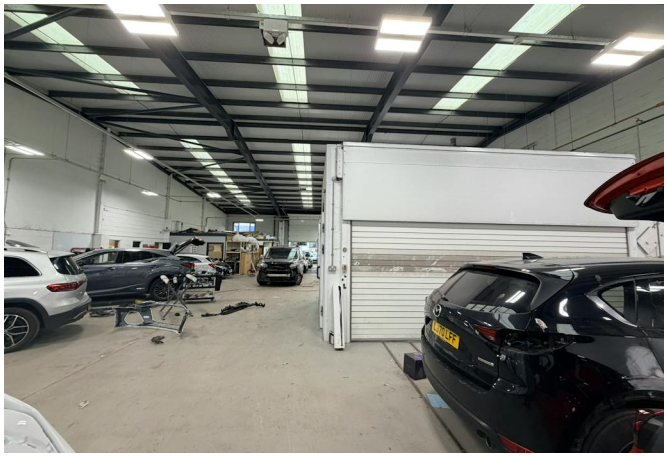
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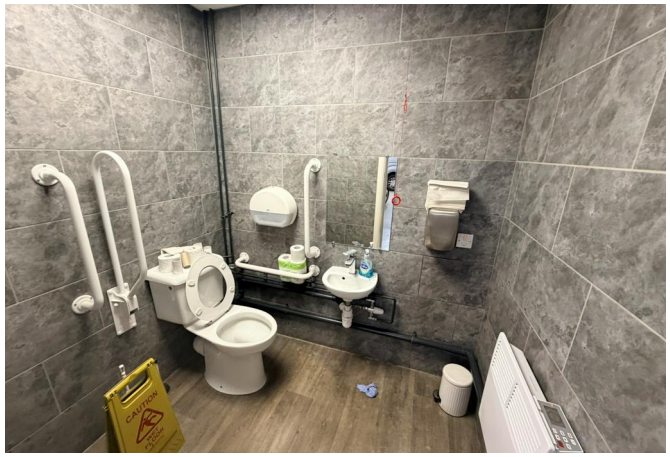
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.









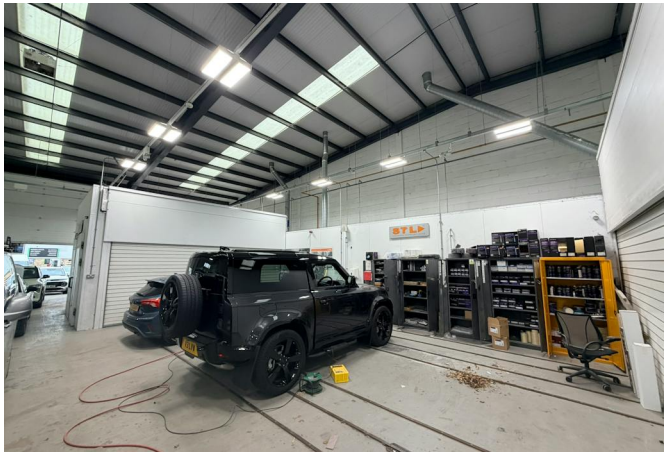


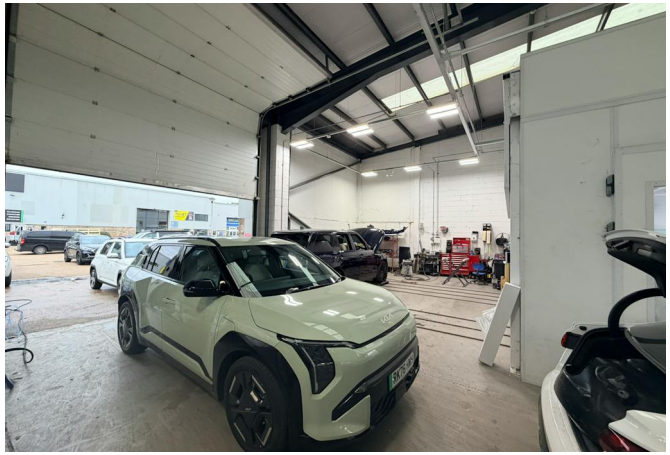

ACCIDENT REPAIR GROUP
Reception

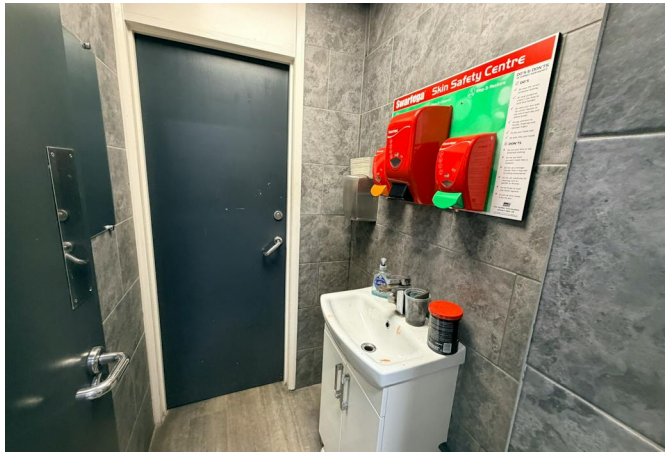











Skin Safety Centre



Enquiries & Viewings



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View on our website

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