

**UNIT 23 PARHAM DRIVE, BOYATT WOOD INDUSTRIAL ESTATE,
EASTLEIGH, SO50 4NU**



INDUSTRIAL/WAREHOUSE UNIT TO LET

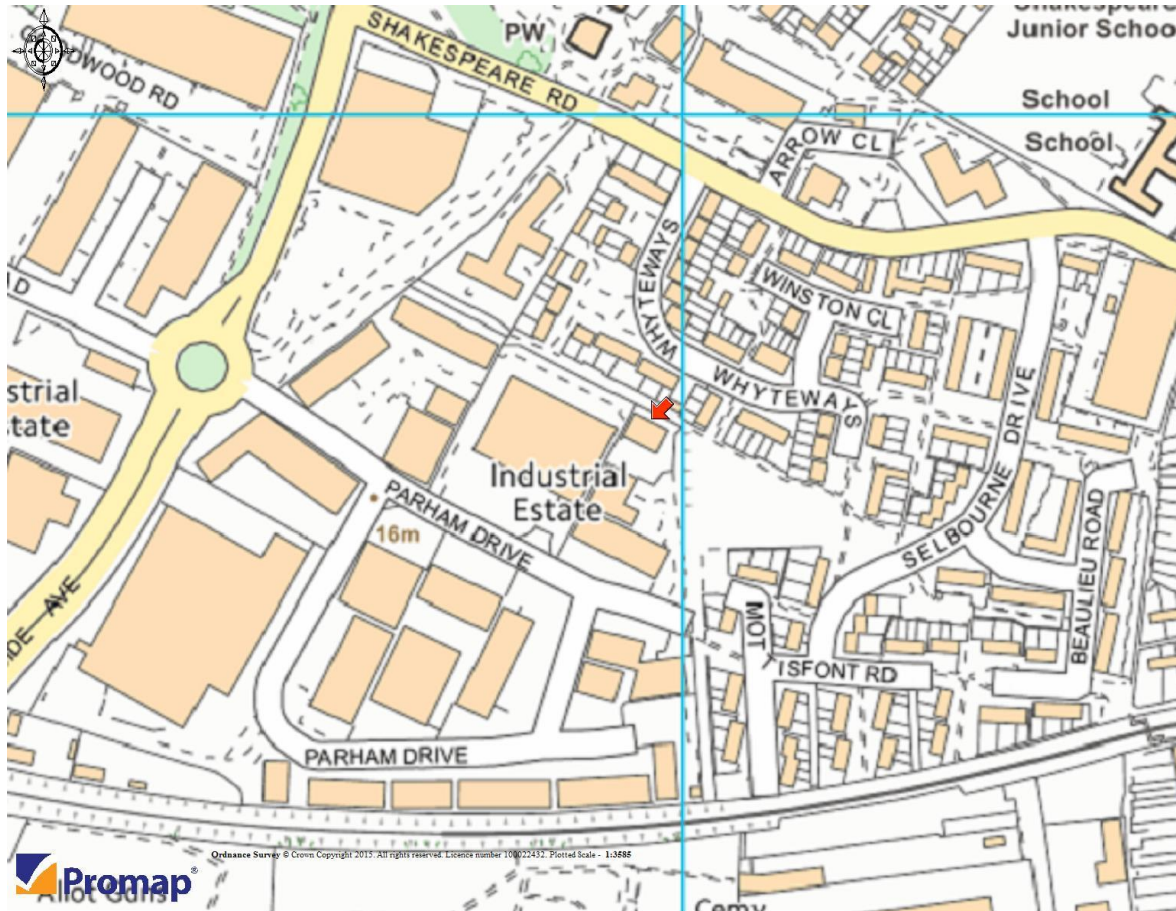


KEY FEATURES

- To be refurbished
- Clear span warehouse space
- Ground and first floor office accommodation
- Male and female WC's
- Minimum eaves 5.25m
- Loading door
- Large secure yard

4,324 sq ft (401.72 sq m) Gross Internal Area

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LOCATION

The unit is situated on the popular Boyatt Wood Industrial Estate, an established industrial location. Situated less than 1 mile from Junction 13 of the M3 and in close proximity to the M27 motorway the unit benefits from excellent communication links.

Nearby occupiers include British Red Cross, Travis Perkins, HTTP Berkshire Limited, MDH Auto & General.



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DESCRIPTION

Unit 23 Parham Drive is a detached building of steel frame with lower brick elevations and upper clad under a pitched roof, the ridge height is approximately 5.8 metres.

The property is located on a site of 0.31 acres giving the unit a fenced and gated yard of 0.227 acres.

The main warehouse benefits from translucent panels and a folding concertina loading door of 3.59m x 4.60m.

The ground floor provides two offices, reception area, and ancillaries including a small kitchen point.

With access via the warehouse the first floor offers a large kitchenette, storage facilities, plus a further office area.

SCHEDULE OF AREAS

Description	Sq Ft	Sq M
Warehouse	2,628	244.20
Ground Floor Offices and Ancillaries	848	78.76
First Floor Offices & Ancillaries	848	78.76
Total Approximate GIA	4,324	401.72

SPECIFICATION

- Secure fenced and gated yard
- Detached unit
- Good access to motorway
- Loading door 3.59m x 4.6m
- 3-phase and gas supply

TENURE

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

RENT

£55,000 per annum exclusive of any other outgoings.

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of £30,750.

However, we would advise an interested party to confirm the accuracy of this information direct.

EPC

Energy Performance Rating: E-105

Reference Number: 0830-0933-5609-9098-4006

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LEGAL COSTS

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

SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents.

CONTACTS

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SUBJECT TO CONTRACT
April 2019

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