

# UNITS TO LET FROM 10,432 ft<sup>2</sup>



5.8M  
EAVES HEIGHT



ALLOCATED  
PARKING



FULLY  
REFURBISHED



**Graham**  
The Plumbers' Merchant

**UNIT 2**

**HOWDENS**

**UNIT 4**

**Royal Mail**

**Harvest**

[www.ipif.com/totton](http://www.ipif.com/totton)

INDUSTRIAL/WAREHOUSE UNITS TO LET

**SOUTH HAMPSHIRE INDUSTRIAL ESTATE**  
BRUNEL ROAD, TOTTON, SO40 3SA

**IPIF**

## DESCRIPTION

The units are modern, mid-terrace industrial/warehouse units of steel portal frame construction with inner blockwork profiled cladding and brickwork elevations beneath a new pitched insulated roof with roof lights. There is a concrete yard to the front providing a loading apron and ample car parking. Unit 2 has been comprehensively refurbished.

## SPECIFICATION

- Fully refurbished (Unit 4 undergoing)
- 5.8m eaves height
- Large electric loading doors (6.8 x 5.25m)
- Allocated parking and forecourt yard areas
- First floor offices with LED lighting & carpets
- Comfort cooling (Unit 2)
- Additional kitchen & WCs facilities

## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 2	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor Warehouse	772	8,312
Ground Floor Offices	99	1,065
First Floor Offices	99	1,065
<b>Total</b>	<b>970</b>	<b>10,442</b>

UNIT 4	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor Warehouse	770	8,288
Ground Floor Offices	99.5	1,072
First Floor Offices	99.5	1,072
<b>Total</b>	<b>969</b>	<b>10,432</b>



On behalf of the landlord



**Lewis Callanan**  
lewis.callanan@ipif.co.uk



**Luke Mort**  
lmort@lsh.co.uk  
07591 384 236

**Dan Rawlings**  
drawlings@lsh.co.uk  
07702 809 192



**Nick Tutton**  
nick.tutton@cbre.com  
07887 563 264

**Oliver Sherriff**  
oliver.sherriff@cbre.com  
07919 392 004

## LOCATION

The units are prominently located at the entrance to the Calmore Industrial Estate close to the junction of Brunel Road and the A36 Salisbury Road within an established industrial area. South Hampshire Industrial Park to the north of Totton is approx 1.6 miles from the M27 (J2). Local occupiers on the estate include Royal Mail, Harvest Fine Foods, DX, DHL and Howdens.



**NEARBY OCCUPIERS**

 

 

 

On behalf of the landlord

**IPIF**  
0800 804 8600  
www.ipif.com

**Lewis Callanan**  
lewis.callanan@ipif.co.uk

**Lambert  
Smith  
Hampton**  
023 8033 0041  
www.lsh.co.uk

**Luke Mort**  
lmort@lsh.co.uk  
07591 384 236

**Dan Rawlings**  
drawlings@lsh.co.uk  
07702 809 192

**CBRE**  
023 8033 8811  
www.cbre.co.uk

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# SOUTH HAMPSHIRE INDUSTRIAL ESTATE

BRUNEL ROAD, TOTTON,  
SO40 3SA

## ENERGY PERFORMANCE RATING

Unit 2: B-42

Unit 4: D-81

## LEASE TERMS

The units are available on a new full repairing and insuring lease.

## BUSINESS RATES

Unit 2 has a Rateable Value of £73,000 and Unit 4's Rateable Value is £68,000. Potential occupiers are advised to rely on their own enquiries with regards to the business rates payable.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



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