



Unit 25 South Hampshire Industrial Park

Eddystone Road, Totton, Hampshire SO40 3SA

TO LET | 401.82 sq m (4,325 sq ft) Mid Terrace Warehouse / Industrial Unit



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LANGSTON

Description

The property comprises a refurbished mid-terrace steel portal frame industrial unit underneath a new profile metal sheet insulated roof with intermittent day light panels.

Externally the unit has part brick part clad elevations, a concrete forecourt for loading and unloading and car parking for approximately 6 cars.

Internally the unit has a ground floor lobby leading to a staircase and a single open plan first floor office which has been refurbished with new uPVC windows, suspended ceiling, LED lighting and air conditioning.

The lobby on the ground floor also leads through to the industrial area as well as female WCs. The male WCs are accessed off the warehouse area. The warehouse is clear span and accessed via large electric roller shutter door.



Specification

Ground Floor

- Ridge height 6.66m
- Eaves height 5.91m
- Haunch height 4.83m
- Electric roller shutter loading door - 6.01m wide by 5.01m high
- New profile metal sheet roof with intermittent daylight panels
- 3 phase 100amp electric supply
- Warehouse lights
- Refurbished GF male and female WCs

1st Floor

- Suspended ceilings
- LED flat panel lighting
- Carpets
- Air conditioning
- Double glazed windows

External

- Concrete forecourt for parking, loading and unloading



Accommodation

The premises have been measured to Gross Internal Area as follows:

	Sq M	Sq Ft
Warehouse and ancillary areas	366.76	3,948
First floor office	35.06	377
Total	401.82	4,325

Business Rates

According to the Valuation Office Agency website the Rateable Value is £29,750.

Estate Charge

We understand that there is a service charge for the estate, information on application.

EPC

TBC under refurbishment

Terms

The premises are available by way of a new Full Repairing and Insuring lease, length by way of negotiation.

Rent

£50,000 per annum exclusive of VAT and all other occupational costs.

Viewing

Strictly by appointment with the sole agents.

AML

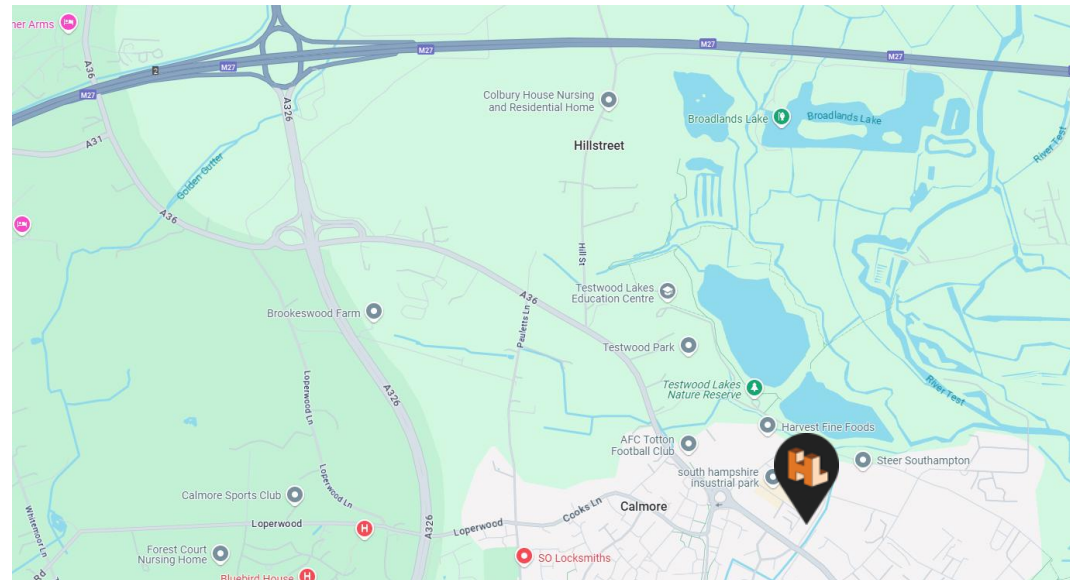
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Code for Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

Location

The South Hampshire Industrial Park is part of the larger Calmore Industrial Estate. The unit is located on Eddystone Road and can be accessed from Stephenson Road or Brunel Road the main arterial route through the Estate. Calmore Industrial Estate is accessed via the A36 Salisbury Road which links to junction 2 of the M27 to the North and Totton Town Centre and Redbridge Road to the South.



Schedule an appointment

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