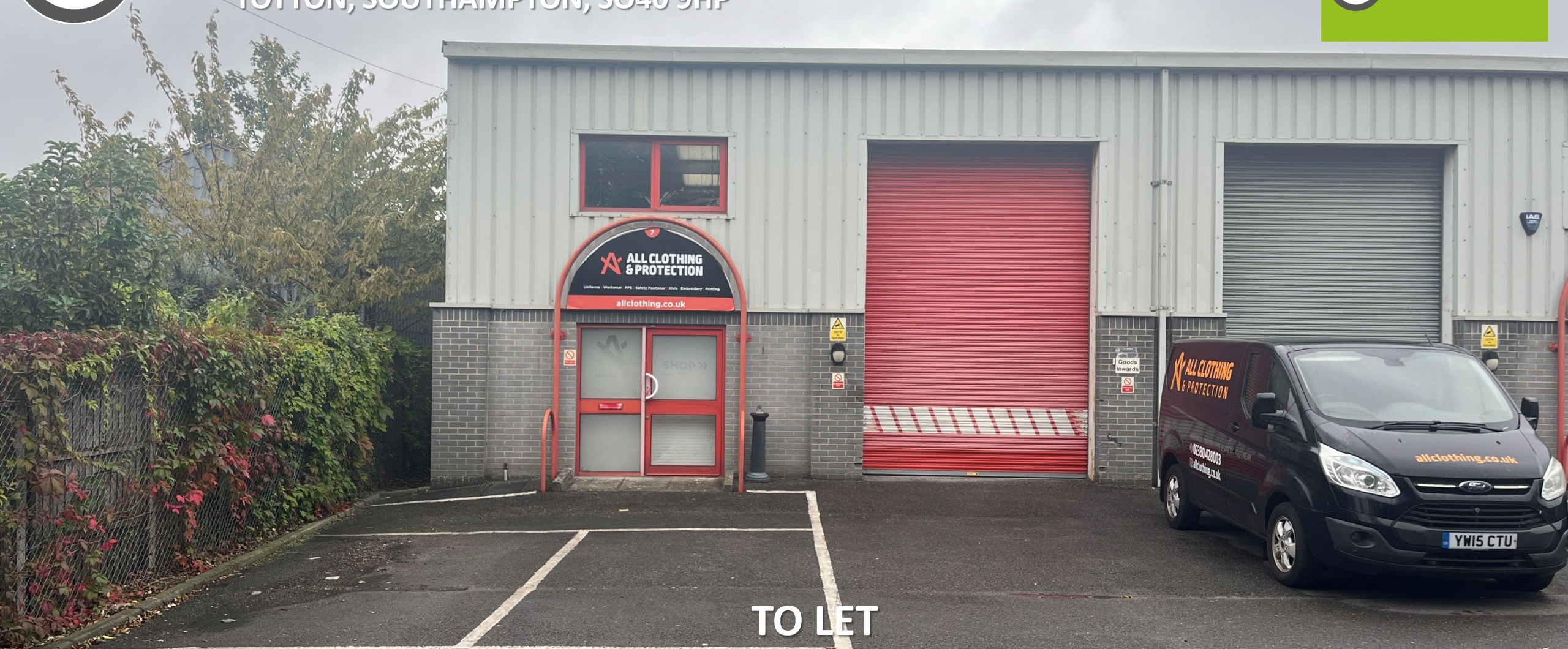




Unit 7 Manor Industrial Estate

TOTTON, SOUTHAMPTON, SO40 9HP



TO LET

End-Terrace Light Industrial/Trade Counter Unit
Excellent Access to M27 and Southampton Docks
1412 sq ft (131.15 sq m)

Description

The property is an end of terrace industrial/warehouse unit of steel portal frame construction with a concrete floor and manual roller shutter loading door. (4.4m high x 3m wide). There is a pedestrian trade counter entrance with an internal security shutter door. There is one WC. The unit benefits from a 3 phase power supply. Externally, there is a concrete forecourt with ample car parking.

Specification

- 6.8m eaves
- Manual roller shutter door – 3.0m (w) x 4.4m (h)
- Three phase electricity
- Edge of New Forest Location
- Multi tenanted trade estate, close to the M271.
- EPC Rating – TBC



Location

Manor Industrial Estate is situated off the Station Road South close to the dual carriageway which runs from Southampton City Centre, providing access to the Port of Southampton and M271 leading to Junction 3, M27. Totton Railway Station is within a 5 minute walk.

Terms

The property is available by way of a new lease at an initial rent of £18,500 per annum exclusive.

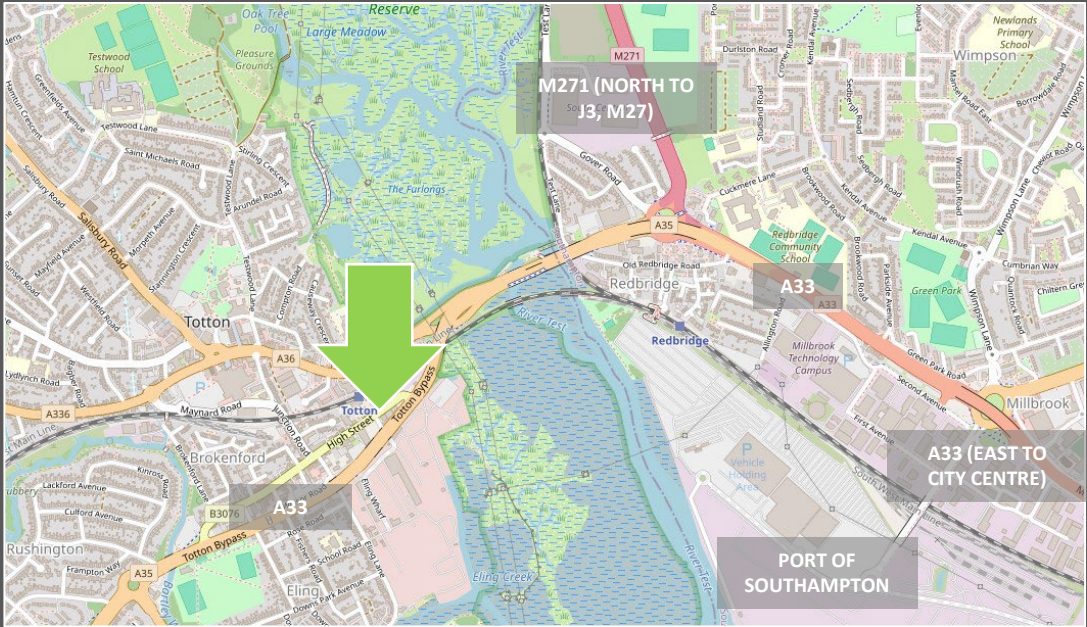
Service Charge

There is a service charge of £1400 per annum payable.

Business Rates

Rateable Value – To be assessed. All enquiries to Southampton City Council [Find a business rates valuation - GOV.UK \(www.gov.uk\)](#)

Destinations	Miles
Junction 3, M27	3.6
Port of Southampton	3.0
Southampton City Centre	5.6
Totton Railway Station	0.1



Unit 7 Manor Industrial Estate, Totton, Southampton

SAT NAV: SO40 9HP

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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