# TO LET

**Refurbished Warehouse Unit With Yard and Offices**

# UNIT 5
# NELSON INDUSTRIAL ESTATE

MANATON WAY, HEDGE END SO30 2JH

**8,041 SQ FT**
747 SQ M

**Planning granted for secure car park / storage yard**

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# NELSON INDUSTRIAL ESTATE, **UNIT 5**
## Manaton Way, Hedge End, SO30 2JH

## **PROPERTY** DETAILS

CLOSE TO M27 J7

MIN EAVES HEIGHT 6.07M

REFURBISHED UNIT

ONSITE PARKING & YARD

CAPPED SERVICES

OFFICES

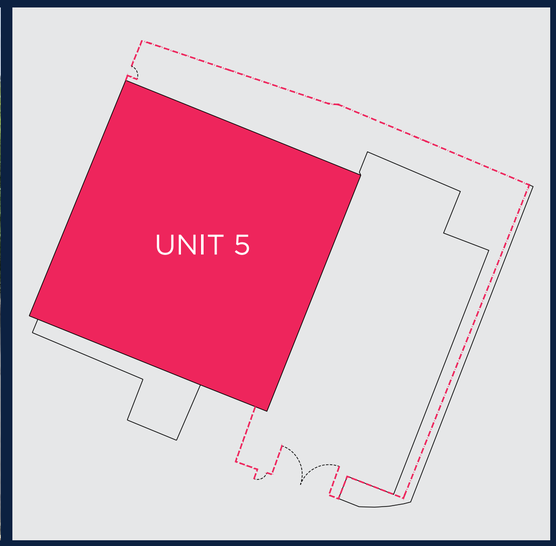
### ACCOMODATION

| | SQ FT | SQ M |
|---|---|---|
| WAREHOUSE/ENTRANCE | 6,859 | 637 |
| FIRST FLOOR OFFICES | 1,182 | 110 |
| **TOTAL** | **8,041** | **747** |

The property comprises a semi-detached warehouse of steel roof truss construction with lower brick and upper profile steel clad elevations all under a pitched roof incorporating translucent light panels. Unit 5 benefits from generous car parking which is situated both at the front and to the side of the unit. The property has open plan warehouse accommodation with ground floor reception, offices, WC's and first floor offices.

Planning has recently been granted by Eastleigh Borough Council (Planning Application F/26/101745) for a 2m high palisade fence to be erected to secure the car parking area adjacent to the building for secure parking or secure storage yard.






*The proposed fencing is shown as a CGI for illustrative purposes only.*

# NELSON INDUSTRIAL ESTATE, **UNIT 5**
## Manaton Way, Hedge End, SO30 2JH

## PROPERTY
## LOCATION

Nelson Industrial Estate is a well established industrial / warehouse and trade counter location. It is accessed from Botley Road (B3035) which connects Charles Watts Way / Tollbar Way to Junction 7 of the M27 just a mile away. The centre of Southampton and Portsmouth are both within 25 mins drive and the M3 can be reached in 10 mins.

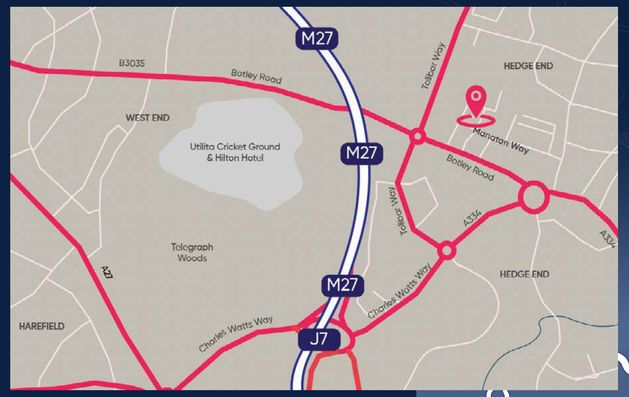
### DRIVE TIMES

| | Miles | Time |
|---|---|---|
| M27 J7 | 1 | 3 mins |
| M3 J13 | 7 | 12 mins |
| SOUTHAMPTON DOCKS | 6 | 20 mins |
| PORTSMOUTH DOCKS | 18 | 30 mins |
| LONDON | 86 | 2 hours |

**SAT NAV: SO30 2JH**
**///fines.invent.trap**



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## FURTHER **INFORMATION**

**TERMS:** The premises are now available to let in full repair and newly decorated, on a new FRI lease at a quoting rent of £100,500 pa exclusive.

**VAT:** All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

**LEGAL COSTS:** Each party is to be responsible for their own legal costs incurred in any transaction.

**EPC:** The Energy Performance Asset Rating is C64.

## AGENT **DETAILS**


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- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

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