Unit 5 Flanders Industrial Park

HEDGE END, SOUTHAMPTON, SO30 2FZ



Fully Refurbished

TO LET

Modern Industrial Unit/Warehouse

Established Industrial/Trade Area

Exceptionally Well Located – Just Off Junction 7, M27

12,092 ft² (1123.47 m²)

Description

This fully refurbished property is of steel portal frame construction with a mix of brick and metal profile cladding to the elevations beneath an insulated profile metal sheet roof. The property benefits from ancillary office accommodation and loading facilities.

The site is well configured to allow separate access for cars and goods vehicles via a central estate road.

Unit 1 comprising 6,030 sq ft and Unit 7 comprising a minimum of 14,548 sq ft are also available on the same estate.

Specification

- Fully Refurbished
- Refurbished roof - the sheets have been coated and the gutters lined (Plygene® Gutterline system)
- 20% Daylight Roof Panels replaced
- Eaves height 7.2m, haunch height 6.0m, ridge height 7.7m
- 2 x new electric loading doors
- First Floor Offices with air conditioning and LED sensor lights
- Separate Male, Female & Disabled WCs
- Large concrete loading apron
- 19 allocated car parking spaces
- EPC A25



Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor Warehouse & Ancillary	11,040	1,025.72
First Floor Offices	1,052	97.75
TOTAL	**12,092**	**1,123.47**
















FLANDERS
TRADING ESTATE
1 PEAK DEVELOPMENT LTD
2 PEAK DEVELOPMENT LTD
3 COVEC LIMITED / BALL-IT
4 LADDAW / AUTOGLASS
5 AQUA MARINE INTERNATIONAL LTD
6 PE LOCAL - SOUTHAMPTON
7 BAINBRIDGE INTERNATIONAL
8 BAINBRIDGE INTERNATIONAL
UNIT 1 & 2
TO LET
realest
023 8202 3999
10

Location

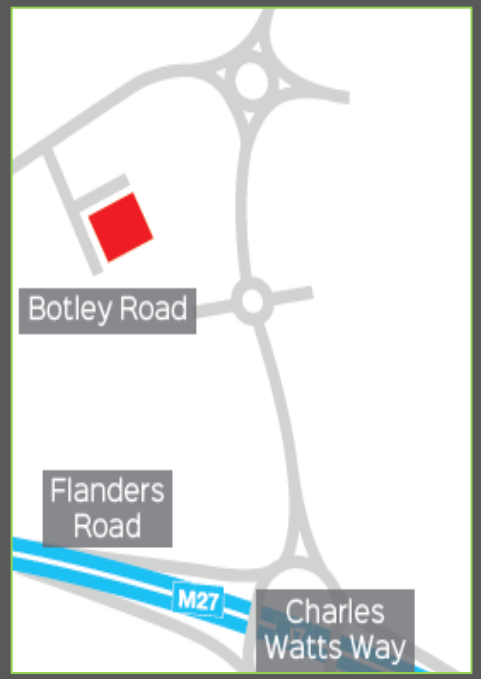
The property is located on the Flanders Industrial Park, which is well situated off Botley Road and Charles Watts Way (A334) close to junction 7 of the M27 between Southampton and Portsmouth. Hedge End is a well-established retail, industrial and trade counter location. Nearby occupiers include Sainsbury's, Marks & Spencer, B&Q, Howdens and Shurgard Self Storage.

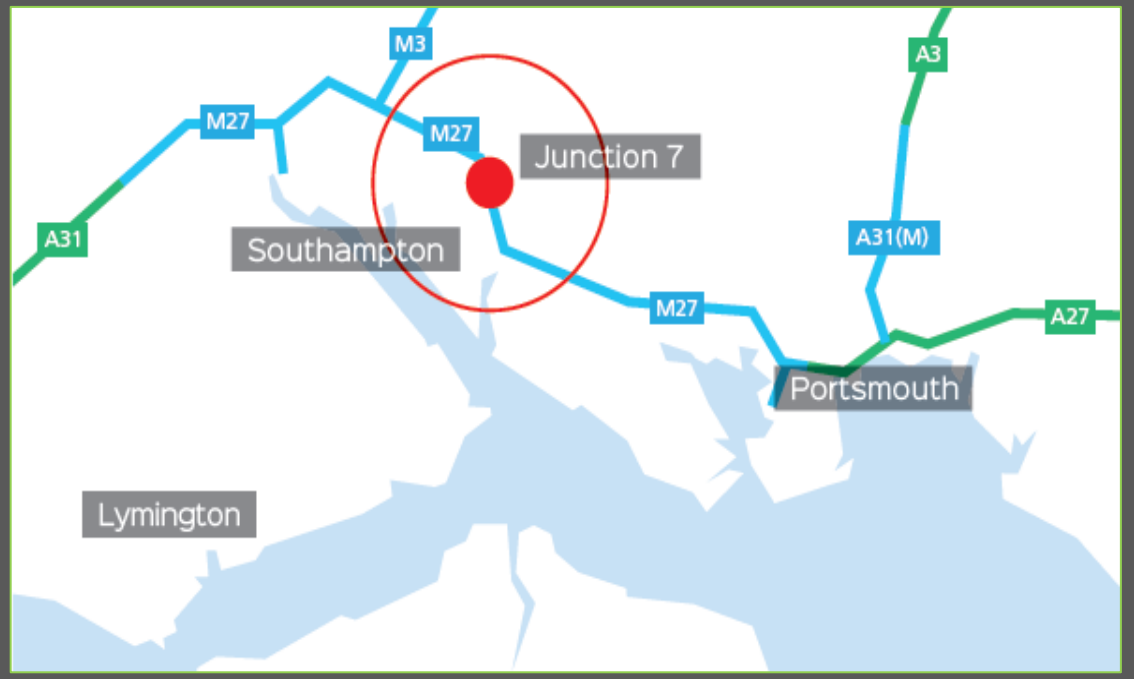
Terms

The property is available on a leasehold basis on terms to be agreed at a rent of £169,500 pax.

Business Rates

The Rateable Value from April 2026 is £125,000. All enquiries to Eastleigh Borough Council. www.voa.gov.uk





Destinations	Miles
Southampton International Airport	6
Southampton Airport Parkway	6
Southampton	6
Portsmouth	16
Bournemouth	38
Heathrow Airport	70
Central London	82

Unit 5 Flanders Industrial Park, Hedge End, Southampton **SAT NAV: SO30 2FZ**

VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment

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