Unit 7 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
14,548 ft² (1,351.56 m²)

Description

The 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.

Specification

- Comprehensive Refurbishment Completed July 2026
- Eaves height 6.78m, haunch height 6.0m, ridge height 6.92m
- 2 x Electric loading doors (4m wide x 5m high)
- Lighting
- 20% Daylight Roof Panels
- First Floor Offices
- Separate Male, Female & Disabled WCs
- Large concrete loading apron
- 22 allocated car parking spaces
- EPC Rating – Targeting A

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor Warehouse	12,187	1,132.17
Ground Floor Ancillary (Shower/Cloakroom/Store/Canteen)	1,572	146.05
First Floor Offices	789	73.33
TOTAL	**14,548**	**1,351.56**

FLANDERS
TRADING ESTATE
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2 PEAK DEVELOPMENT LTD
3 COVEC LIMITED / BULL-IT
4 LADDAW / AUTOGLASS
5 AQUA MARINE INTERNATIONAL LTD
6 RS LOCAL - SOUTHAMPTON
7 RAINBRIDGE INTERNATIONAL
8 RAINBRIDGE INTERNATIONAL
UNIT 1 & 2
TO LET
6,030 - 13,097 Sq Ft
realest
023 8202 3999
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Location

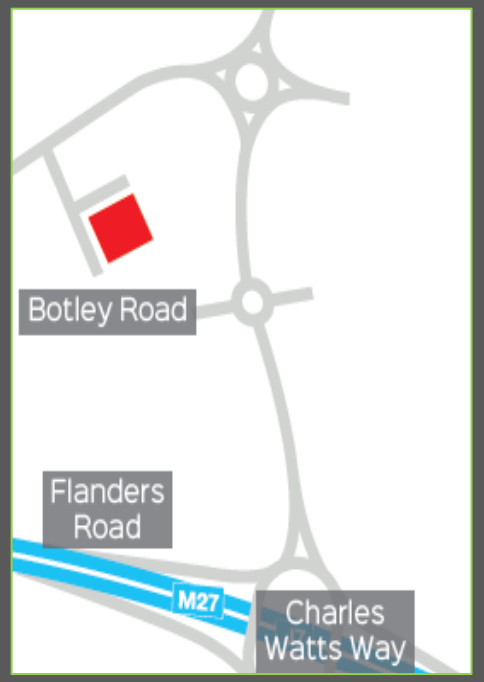
The property is located on the Flanders Industrial Park, which is well situated off Botley Road and Charles Watts Way (A334) close to junction 7 of the M27 between Southampton and Portsmouth. Hedge End is a well-established retail, industrial and trade counter location. Nearby occupiers include Sainsbury's,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

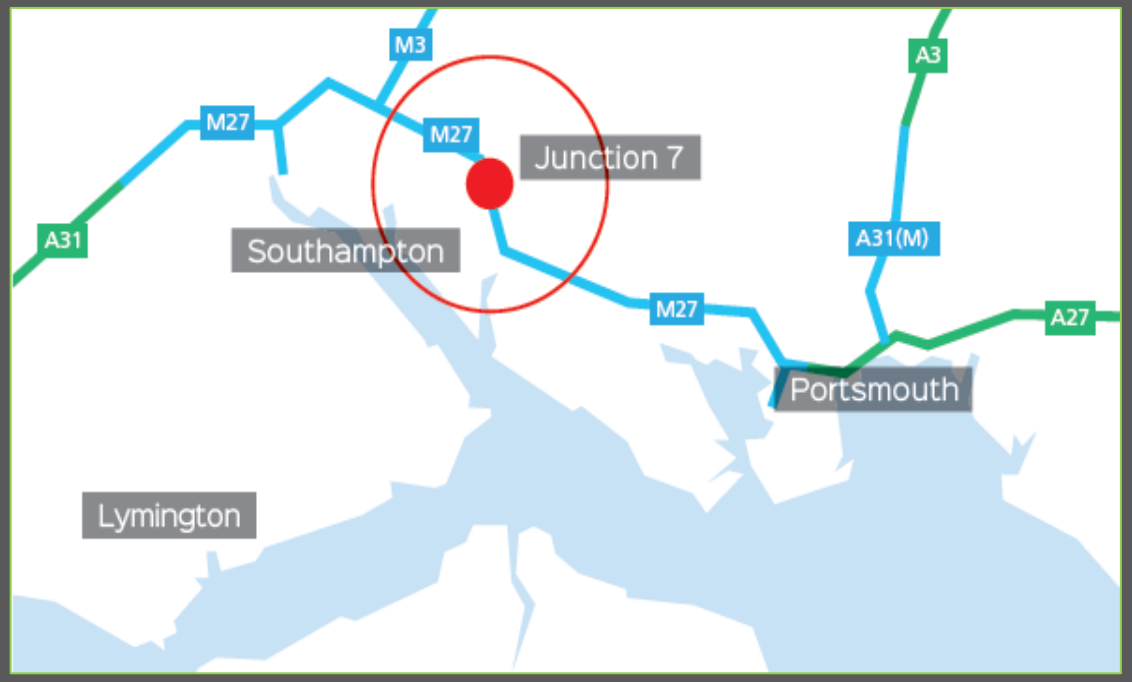
Terms

The property is available on a leasehold basis on terms to be agreed at a rent of £14.00 psf pax.

Business Rates

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

VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment

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