Unit 2 Royal London Park

HEDGE END, SOUTHAMPTON, SO30 2LG

To Be Fully Refurbished

TO LET

Modern Detached Industrial/Warehouse with Secure Yard

Less than 1 mile from Junction 7, M27

14,396 sq ft (1,337.41 sq m)

AVAILABLE FOR OCCUPATION FROM OCTOBER 2026

Description

Unit 2 Royal London Park is a detached industrial distribution unit, constructed in circa 1990, of steel frame construction with corrugated sheet metal roof and walls together with an area of offices with double glazed windows. It sits on a site of approximately 0.64 acres.

The property is to undergo a full refurbishment and the specification detailed below is its current condition, prior to completion of the works.

Specification

- 7m eaves and 6m to underside of steel truss frame
- 2 x loading doors (one to the front and one to the side), 4.8m (w) x 5m (h)
- Secure yard to the side
- Front car park and loading apron
- Ground and first floor offices with suspended ceiling and air conditioning via cassettes
- Front entry reception
- 47% site cover
- Current EPC Rating C72 (to be reassessed following refurbishment)

Floor Area	Sq Ft	Sq M
Ground Floor including Offices	13,069	1,214.13
First Floor Office and WCs	1,327	123.28
Total Floor Area	**14,396**	**1,337.41**

Location

Royal London Park is a well established estate with excellent access to major roads. Just under one mile from J7 of the M27, the property is well accessed via A334 Charles Watts Way and B3035 Botley Road or via Tollbar Way and onto the same Botley Road. The estate is surrounded by mixed development of other industrial, trade and retail elements. Major occupiers include Marks and Spencer, Sainsburys, Parfitts Cash & Carry, Currys, Lidl, B&M, Next, TK Maxx, Snows, Screwfix, McDonalds, Greggs, Burger King, KFC, Wickes, B&Q and many more.

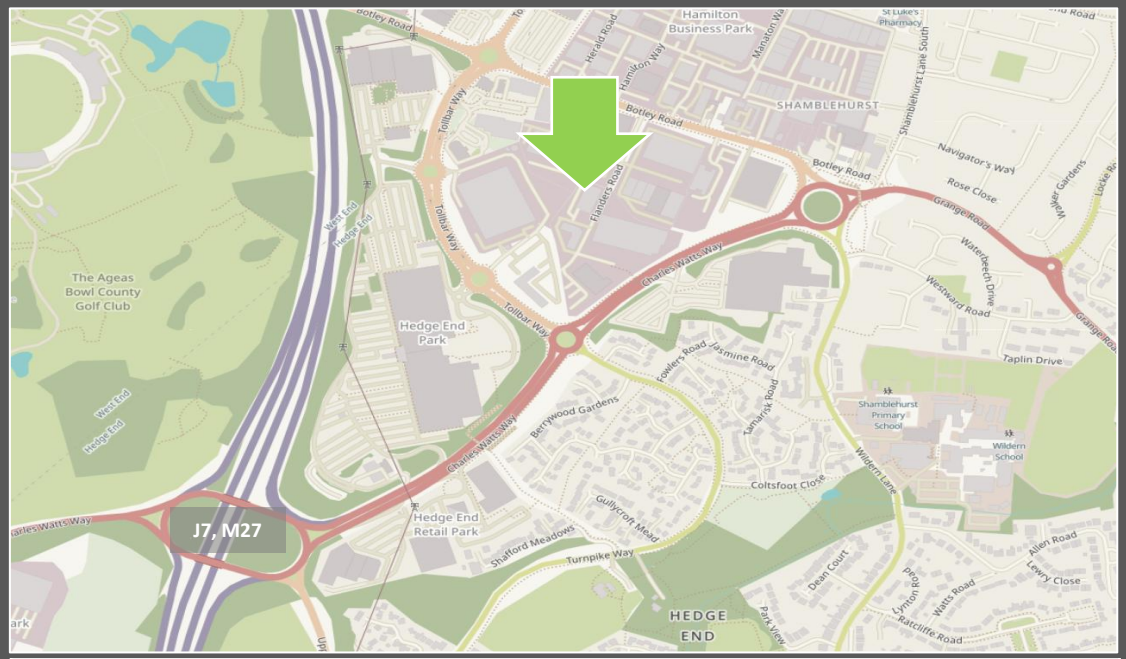
Terms

The property is available on a new lease for a term to be agreed at quoting rent of £14.50 psf pa exclusive of all other outgoings.

Business Rates

Rateable Value - £147,000 from April 2026. All enquiries to Eastleigh Borough Council Find a business rates valuation - GOV.UK (www.gov.uk)

Destinations	Miles
Junction 7, M27	0.9
Hedge End Railway Station	1.5
Southampton City Centre	5.8
Southampton International Airport	5.1
Port of Southampton	7.0
Port of Portsmouth	15.8



Unit 2 Royal London Park, Hedge End, Southampton **SAT NAV: SO30 2LG**

VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment

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