



FIRST FLOOR OFFICES with WORKSHOP

Tollbar Way, Hedge End, Hampshire, SO30 2UH



TO LET

Ground Floor workshop/ Storage & First Floor Offices
Modern Space with Air Conditioning
Excellent Car Parking, could be split on a floor by floor basis
Workshop 5,782 sq ft, Office 5,561 sq ft Total 11,343 sq ft

Description

This is a first floor office in a shared building accessed via a dedicated entrance hall and independent car park. There is a ground floor workshop/ warehouse with a roller shutter door.

The office provides a combination of open plan and private meeting room/ office space. It is refurbished and ready for occupation. There is a passenger lift from the ground to first floor.

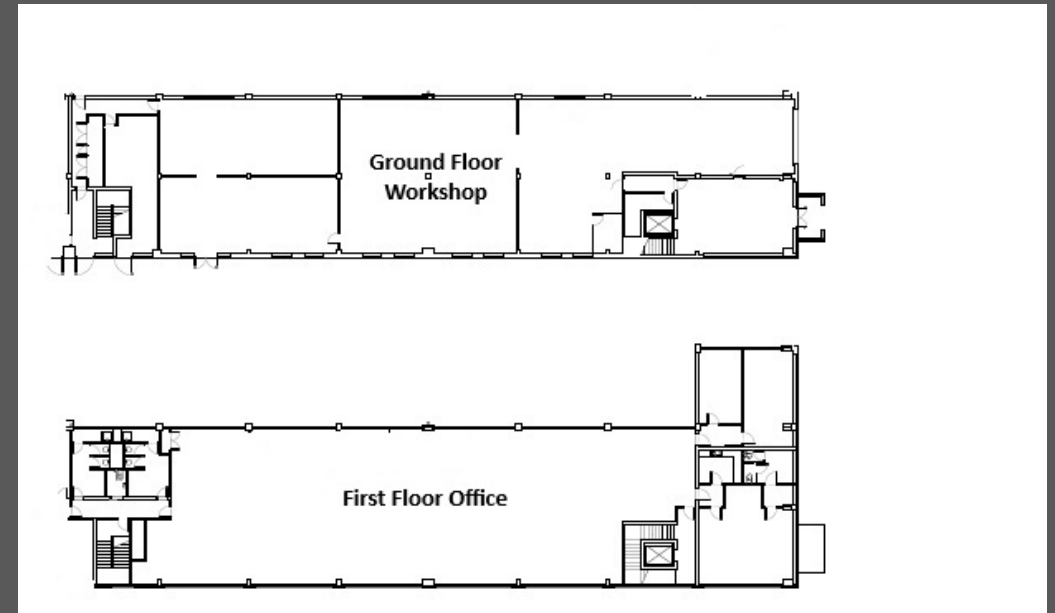
The entrance reception provides access to the first floor offices and pedestrian access to the ground floor workshop / storage area.

The offices have air conditioning, perimeter trunking, they are carpeted and there is double glazing and fibre broadband. There is a staff kitchen on the first floor and WC's on both floors.

The workshop has 4.5m eaves and comprises some open plan space and some smaller storage / workshop rooms. There is an electric roller shutter door 4.32 m wide x 4m high.

Outside there is a dedicated parking and loading area with parking for at least 27 cars.

Layout Plans (not to scale)



Floor Areas	Sq Ft	Sq M
Ground Floor Workshop/ Storage Area	5,782	537.12
First Floor Offices	5,561	516.62
TOTAL	11,343	1,053.72

Features

- Excellent Car Parking
- Air conditioning
- Close to M27 J7
- Close to Hedge End Railway Station
- Newly Refurbished Office
- LED lighting
- Suitable for a variety of occupiers





Location

The property is located on Tollbar Way, which is well situated off 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

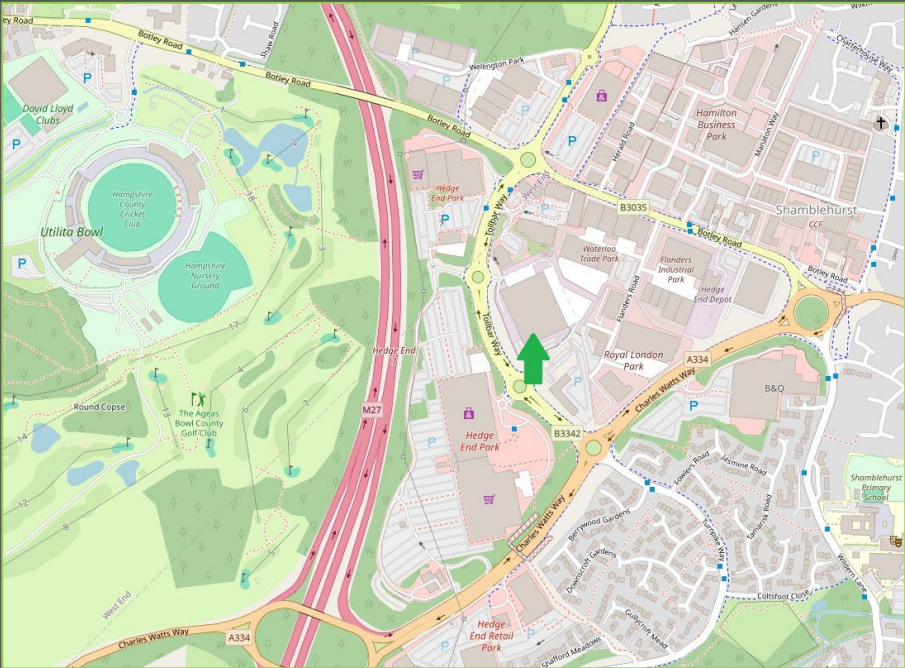
The property is available on a leasehold basis on terms to be agreed at a rent of £118,500 pax. The property could be split with the warehouse offered at £40,500 per annum exclusive and the office at £78,000 per annum exclusive.

VAT

VAT is payable

Business Rates

All enquiries to Eastleigh Borough Council. www.voa.gov.uk



Tollbar Way, Hedge End, Southampton

SAT NAV: SO30 2UH

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Lauren Udall
Realest
07799 623239
lauren.udall@realest.uk.com

**realest**

023 8202 3999

realest.uk.com 

023 8202 3999 • www.realest.uk.com • info@realest.uk.com



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