



TO LET

End of terrace industrial/warehouse unit with secure concrete yard
7,894 SQ FT (733 SQ M)

Unit 1 | Eastleigh SO50 4NT

St George's
INDUSTRIAL ESTATE



**TO BE FULLY
REFURBISHED
Q4 2026 TARGET COMPLETION**



ADJACENT TO M3 (J13)

**Image indicative of refurbishment*

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Description

The property comprises an end of terrace clear span steel portal frame warehouse under a new pitched metal roof, with daylight roof panels. There is inner blockwork with part brick and profile metal sheet clad elevations.

The office is accessed via a pedestrian entrance with the warehouse accessed via an electric roller shutter loading door. There are integral ground floor offices with modern glass partitioning and male and female cloakrooms.

Externally, the unit benefits from a secure yard (17m) with ample car parking spaces.



Specification



LED Warehouse Lighting



Refurbished Offices



6.33m Eaves Height



New Insulated Electric Roller Shutter Door



Secure Yard



New Roof

**All images are indicative from a recent refurbishment*

**Spec works to be agreed*



Accommodation

Gross Internal Areas	Sq Ft	Sq M
Warehouse and Office	7,894	733

Terms

The premises are available by way new Full Repairing and Insuring lease. Length by way of negotiation.

Rent

£118,410 per annum (£15.00 psf) exclusive VAT, business rates and all other occupational costs.

Service Charge

A service charge is payable. Further information on enquiry.



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Situation

St George's Industrial Estate comprises six units on Goodwood Road in the Boyatt Wood area of Eastleigh. Boyatt Wood is located close to junctions 12 and 13 of the M3 and junction 5 of the M27. The property is approximately one mile from Eastleigh town centre and Eastleigh railway station and approximately 2 miles from Southampton Airport and its train station. The Port of Southampton is 7 miles away.





Business Rates

The current Rateable Value from 1 April 2026 is £87,000. All enquiries to Eastleigh Borough Council.

EPC

The current EPC Rating is C65. To be reassessed (targeting EPC B Rating).

VAT

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

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Adrian Whitfield
Realest
07901 558730
adrian.whitfield@realest.uk.com

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

Dan Rawlings
Lambert Smith Hampton
07702 809192
drawlings@lsh.co.uk

Luke Mort
Lambert Smith Hampton
07591 384236
lmort@lsh.co.uk



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

