



Unit 25 Solent Industrial Estate

SHAMBLEHURST LANE, HEDGE END, SOUTHAMPTON, SO30 2FY



TO LET

Mid Terrace Industrial/Warehouse with Loading Apron and Allocated Parking

Close to Amenities and 1 Mile from Junction 7, M27

6,333 ft² (588.44 m²)

Description

The unit comprises a mid-terrace industrial unit constructed in the late 1960s/ early 1970s with a two storey section on the front constructed of brick under a flat roof and rear warehouse under a steel pitched portal frame with asbestos sheet roof and daylight panels.

Specification

- 4.75 m eaves height
- 4.2 m haunch height
- 5.0 m ridge height
- Concrete loading apron with 7 car parking spaces
- 1 x steel concertina loading door – 3m (w) x 4.2m (h)
- Warehouse lighting
- Gas roof mounted blower
- First floor offices (x4 studwork partitioned) with central heating, perimeter trunking, carpet, fluorescent strip lighting and small kitchen
- Large communal car park
- EPC Rating – E106

There is access to the rear of the property with a small parcel of land designated to the demise as shown in the Land Registry plan opposite.



Floor Area	Sq Ft	Sq M
Ground Floor	5,126	476.264
First Floor Office & Ancillary	1,207	112.126
TOTAL (GEA)	6,333	588.44





Location

The unit is located on the Solent Industrial Estate, off Shamblehurst Lane. Shamblehurst Lane links to the A334 Charles Watts dual carriageway which provides access to J7 M27 (1 mile). The M27 is main arterial route linking Portsmouth and Southampton and the M3 at J4. The property is close to local amenities at St Luke's Centre with various retail parks also nearby.

Terms

The property is available on a new lease, at a rent of £10.00 psf pax and terms by negotiation.

Business Rates

The Rateable Value from April 2026 is £96,500 based upon a joint assessment of Units 24 and 25. (<https://www.gov.uk/find-business-rates>). All enquiries to Eastleigh Borough Council.

Destinations	Miles
Junction 7, M27	1.0
Southampton	6.0
Port of Southampton	7.1
Portsmouth	16.2
Port of Portsmouth	15.9
M3	5.8
A3(M)	17.0
Southampton Airport	5.6



Unit 25 Solent Industrial Estate, Hedge End, Southampton

SAT NAV: SO30 2FY

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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