

**TO LET**

**LIGHT INDUSTRIAL UNIT**

**1,219 SQ FT // 113.2 SQ M**

**100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)**



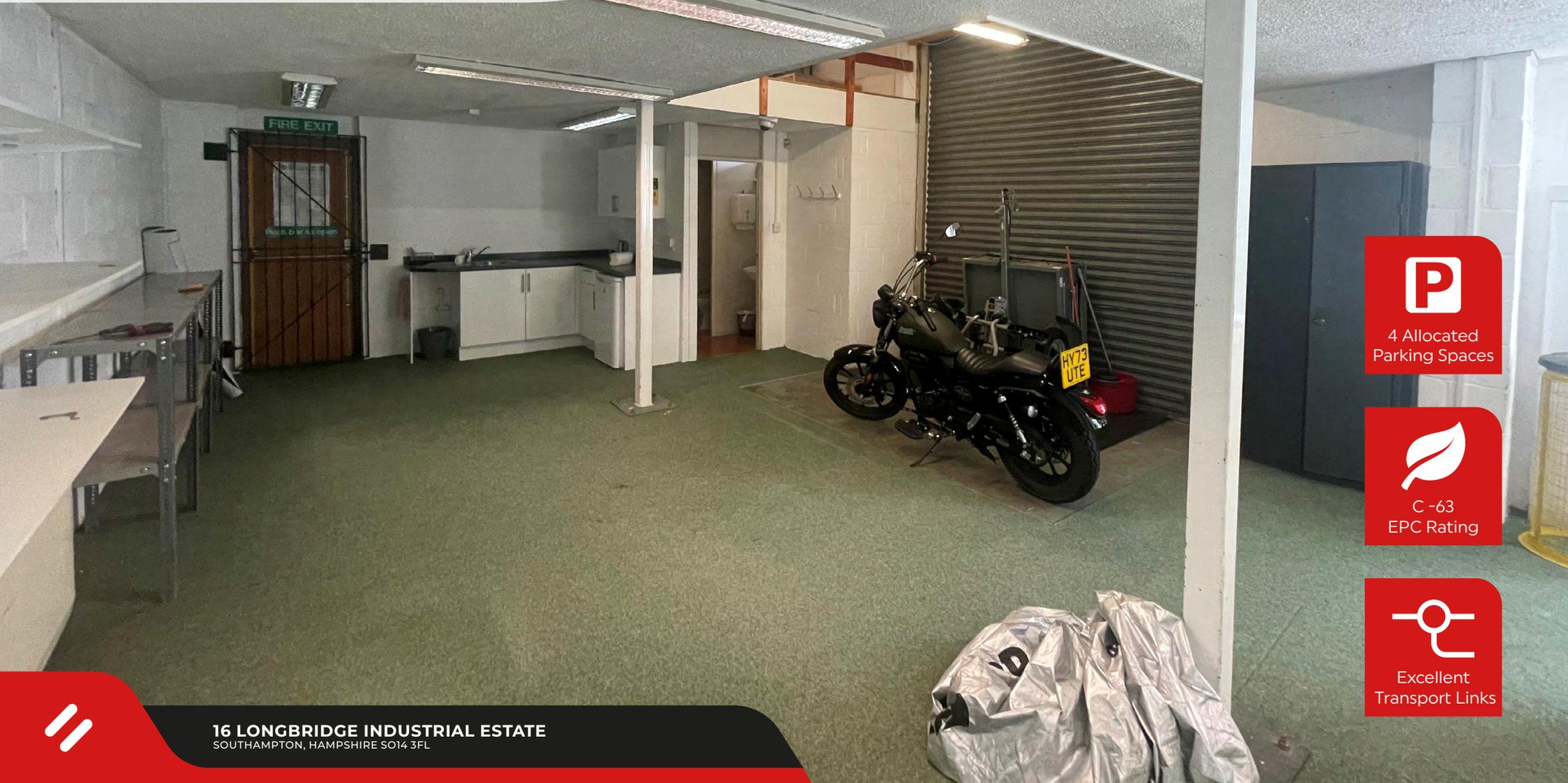
HAMPSHIRE COMMERCIAL

**16 LONGBRIDGE INDUSTRIAL ESTATE**  
SOUTHAMPTON, HAMPSHIRE SO14 3FL

## SUMMARY >

- LIGHT INDUSTRIAL UNIT WITH MEZZANINE
- 4 PARKING SPACES
- SMALL BUSINESS RATES RELIEF AVAILABLE
- AVAILABLE TO LET ON A NEW FRI LEASE

RENT: £15,000 PER ANNUM, EXCLUSIVE



4 Allocated  
Parking Spaces



C-63  
EPC Rating



Excellent  
Transport Links



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## Location

The subject unit is located in Longbridge Industrial Estate, an estate comprising 22 industrial units with a diverse range of businesses occupying the site. The estate is accessed via Floating Bridge Road and is positioned just south of the A3025 Itchen Toll Bridge that crosses the river Itchen and gives Woolston direct access to Southampton City Centre.

There are good public transport links with the nearest railway station being just over ½ a mile to the east, offering regular services. The estate is easily accessible via the A3025, which connects to the M27, providing excellent road links to Hampshire and beyond. The unit is also close to the Port of Southampton which facilitates easy access for shipping and logistical operations.

## Description

16 Longbridge Industrial Estate is a light industrial unit of brick and blockwork construction with a steel roof. The property has WC facilities on the ground floor, and a mezzanine for additional space, the height to the underside of the mezzanine is 2.35m. The property has a loading door with a width of 2.61m and Height of 3.13m and benefits from 3 phase power and air conditioning with strip lighting throughout. Externally there are 4 allocated car parking spaces to the front of the unit.

## Accommodation

Ground floor	655 sq ft	(60.87 sq m)
Mezzanine	564 sq ft	(52.33 sq m)
<b>TOTAL</b>	<b>1,219 SQ FT</b>	<b>(113.24 SQ M)</b>

## Lease

A new effectively full repairing and insuring lease, with terms to be agreed.

## Rent

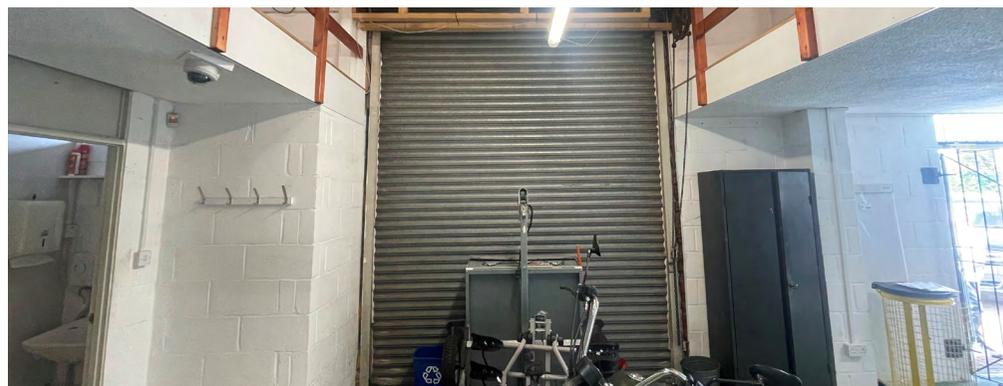
£15,000 per annum, exclusive.

## Rateable Value

£6,200 (from 01.04.23)

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2024)



## Legal Costs

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

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

