

TO LET

INDUSTRIAL/WAREHOUSE UNITS ON POPULAR ESTATE

5,599 SQ FT // 11,198 SQ FT

UNITS 33 & 34 SOUTH HAMPSHIRE INDUSTRIAL PARK TOTTON, SOUTHAMPTON, HAMPSHIRE, SO40 3SA



SUMMARY

- NEW FRI LEASE
- OPEN PLAN FIRST FLOOR OFFICES
- 1.8 MILES TO JUNCTION 2 OF THE M27
- ON SITE PARKING
- USE CLASS B8 (STORAGE & DISTRIBUTION)
- AVAILABLE INDIVIDUALLY OR COMBINED

RENT:
£55,990 EXCLUSIVE OF VAT

COMBINED RENT:
£111,980 EXCLUSIVE OF VAT





DESCRIPTION

Purpose built mid-terrace warehouse constructed around a steel portal frame with part block-work and part profile clad elevations set beneath a pitched and clad roof with insulated panels incorporating translucent day-light panels.

Internally the warehouse space benefits from the following:

- Concrete floor
- Electric loading doors measuring 5.5m wide x 4.85m high
- Three phase electricity
- High Bay overhead lighting
- Internal eaves height of 5.45m rising to 6.58m

There is a two-storey section to the front comprising:

- Personnel entrance
- Kitchen
- Male and female WCs
- Lobby for visitors and stairs to the first floor offices
- First Floor open plan office with good natural light

Vehicular access to the property is available from Brunel Road and there is a concrete forecourt immediately to the rear elevation of the warehouse providing parking and access to the loading bay.



LOCATION >> LOCATION MAP >> WHAT3WORDS

- The units are located on the well established South Hampshire Industrial Park, lying to the North of Totton and within easy reach of the M27 motorway network
- Totton has a railway station on the South Western Main Line to Southampton, London Waterloo, Bournemouth and Poole
- The M27 motorway network provides links to Southampton Airport and Southampton Airport Parkway (train station)

ACCOMMODATION

Unit	sq m	sq ft	Rent
Unit 33 Ground Floor	467.76	5,033	
First Floor Office	52.61	566	
Total	**520.37**	**5,599**	**£55,990**
Unit 34 Ground Floor	467.76	5,033	
First Floor Office	52.61	566	
Total	**520.37**	**5,599**	**£55,990**
Units 33 & 34	**1,040.74**	**11,198**	**£111,980**

The above rentals are exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order

The property has been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice. The measurement are approximate Gross Internal Area.

LEASE

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews.

RATEABLE VALUE

To be reassessed and estimated at £40,000 per unit.

Rates payable at 43.2p in the £ (year commencing 1st April 2026).

EPC RATING

Unit 33 - D - 76 Unit 34 - D - 80

SERVICE CHARGE

There is a service charge for the upkeep, management and maintenance of the common parts within the estate, details upon request.

LEGAL COSTS

Each party is 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.

VIEWINGS

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

goadsby
goadsby.com
023 8020 1411

ALLAN PICKERING
allan.pickering@goadsby.com // 07956 665669

AMY BAKER
amy.baker@goadsby.com // 07771 977221

IMPORTANT

IDENTIFICATION
Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant once a letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed tenant once terms have been agreed.

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 request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.

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