To Let

- Substantial Secure Concrete Yard of 5,662 sq ft
- 3 Phase Power Supply
- Minimum Eaves Height of 3.65m, Rising to 5.52m at Ridge
- Vehicle Access Door (4.2m Wide x 3.78m High)



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Industrial Unit with Substantial Yard

4,519 sq ft (419.82 sq m)

Unit 3 Eastern Side, Ashley Crescent, Sholing, Southampton, Hampshire, SO19 9NA

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Description

The property comprises an industrial warehouse with mezzanine, ancillary outbuildings and a substantial 5,662 sq ft concrete hardstanding area suitable for external storage or parking, securely fenced and gated.

The main warehouse is of steel portal frame construction with a concrete floor, roof lights providing natural light and fluorescent strip lighting. The warehouse has a minimum eaves height of 3.65m, rising to 5.52m at the ridge, together with a vehicle access door measuring 4.25m wide x 3.75m high and a three-phase power supply.

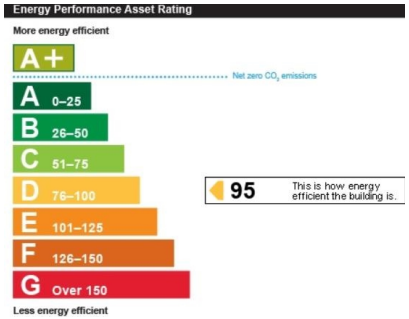
The premises have WC and kitchen facilities.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Warehouse Ground Floor	**4,098**	**380.7**
Outbuildings	**75**	**6.97**
Storage Mezzanine	**346**	**32.14**
Total	**4,519**	**419.82**

Energy Performance Certificate

EPC rating D95. A copy of the EPC is available on request.









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Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £43,500 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £22,250. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.







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Location

The property is situated on Ashley Crescent in Sholing, an established commercial location to the east of Southampton city centre. Ashley Crescent is accessed directly from Portsmouth Road (A3025), which provides convenient access to Southampton city centre via the Itchen Bridge and Junction 8 of the M27 motorway to the east. The surrounding area comprises a mixture of industrial, commercial and residential uses, with local amenities available along Portsmouth Road.

For all enquiries:

James Allen

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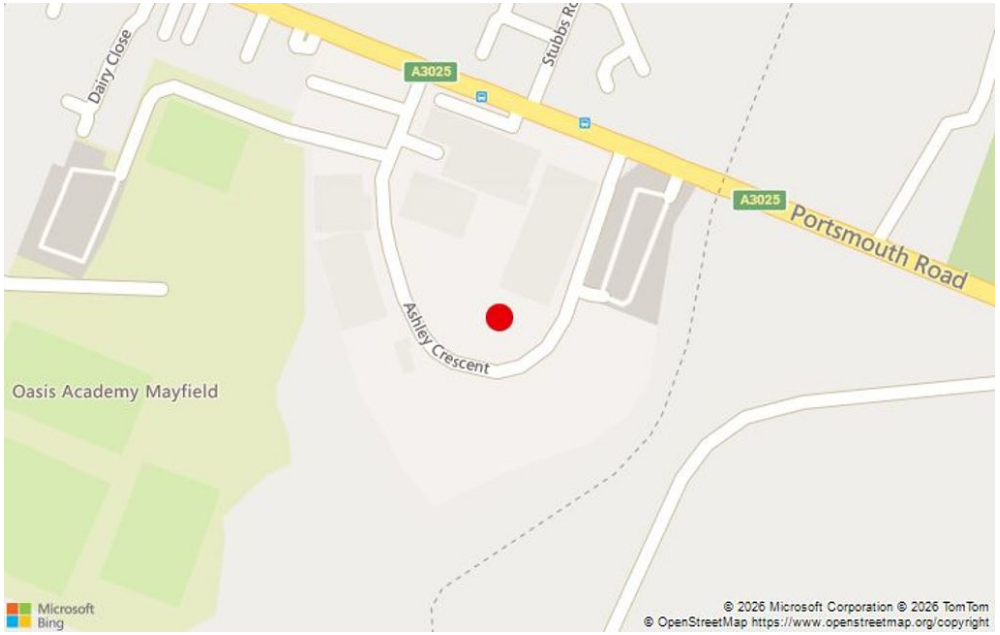
Mobile: **07976 677482**

Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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