



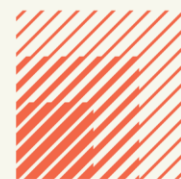
AI Generated Image Post Refurbishment

Unit 10 Westwood Centre

Nutwood Way, Calmore Industrial Estate, Totton,
Southampton Hampshire SO40 3SZ

TO LET

1,944.02 sq. m. (20,949 sq. ft.) Site Area 1.2 acres
Under Refurbishment 250 kVA Power Supply



**HELLIER
LANGSTON**

www.hlp.co.uk

02382 022111 southampton@hlp.co.uk

Under Refurbishment Detached Industrial/ Warehouse Unit With Large Secure Yard and 250 kVA Power Supply

Description

The unit comprises a detached warehouse / industrial unit with Grade A 1st floor office accommodation. There is a large car park to front of the unit within landscaped grounds. To the side of the premises is a large secure yard area accessed via double gates..

The office reception is accessed from the main car park. The offices are open plan at 1st floor with air conditioning, suspended ceiling and PIR LED lighting with male and female toilets and separate kitchenette. On the ground floor there are additional male and female toilets, an accessible WC and shower. The under-croft area has been left open ready for tenants fit out and can be used as additional offices or an ancillary use to the main warehouse.

The warehouse area is clear span and is accessed via 2 electric up and over doors from the secure concrete yard. The power supply has also been upgraded to 250 kVA.



Al example of the completed refurbishment



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Specification

Warehouse

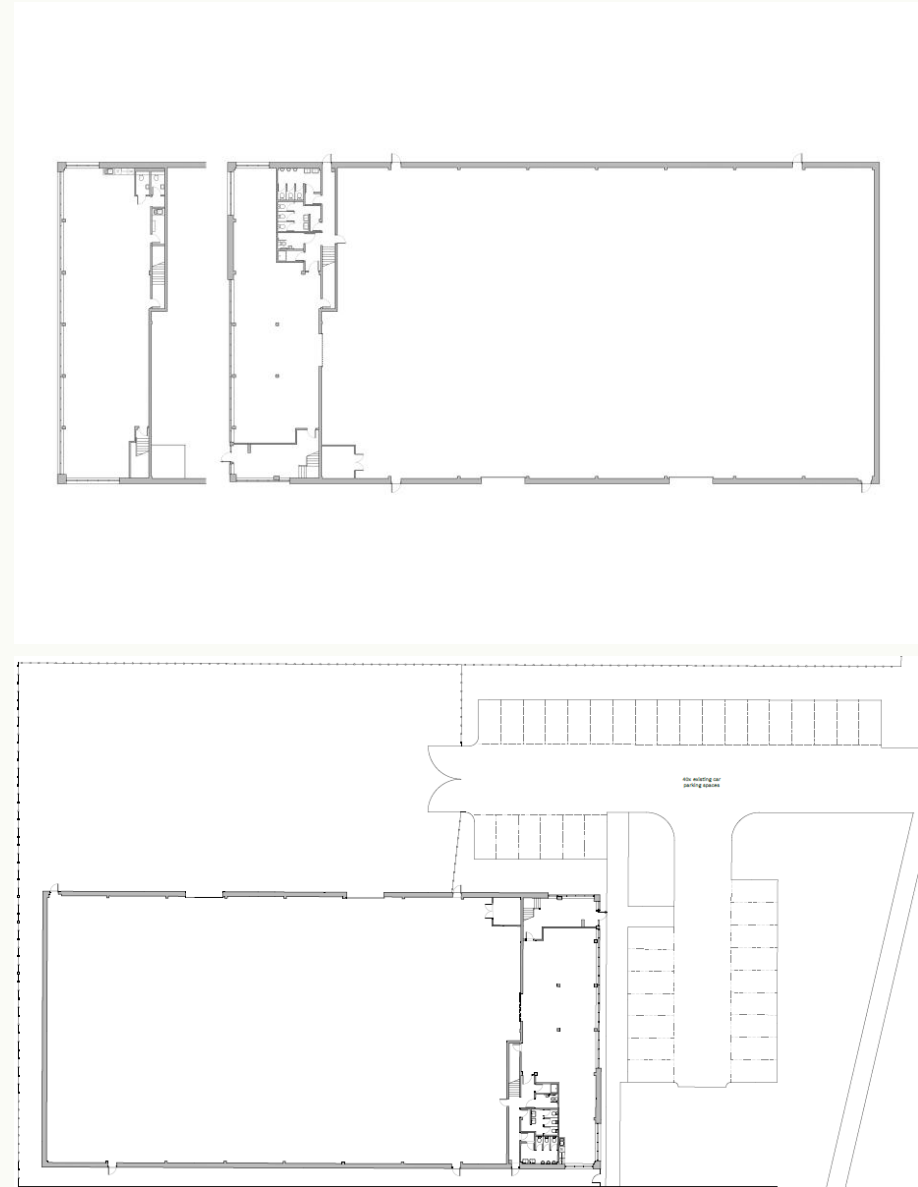
- Clear span warehouse
- Eaves height 5.64 m
- Ridge height 6.86 m
- Underside of truss 4.44 m
- 2 x Up & Over electric loading door
- Mains water and drainage
- 250kva 3 phase electric supply
- LED warehouse lights

Ground & 1st floor office and ancillary area

- Open plan 1st floor office
- LED PIR lighting and suspended ceiling
- Air conditioned
- Carpets
- 1st floor kitchenette
- Ground and 1st Floor Male and Female toilets
- Ground floor shower and accessible WC
- Flexible ground floor undercroft

External

- Large front car park with 39 spaces
- Large secure yard
- 1.2 acre site



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Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

	Sq m	Sq ft
Warehouse and ancillary areas	1,468.73	15,809
Ground undercroft and ancillary areas	226.24	2,543
1 st Floor Office and ancillary areas	239.04	2,597
Total	1,944.02	20,949

Business Rates

To be reassessed after the completion of the Landlords refurbishment works.

Estate Charge

We understand that no service charge is currently charged.

EPC

E-107 To be reassessed after the completion of the Landlords refurbishment works, expected new assessment B.

Terms

The premises are available by way of a new Full Repairing and Insuring lease on terms to be agreed.

Rent

£262,000 per annum

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

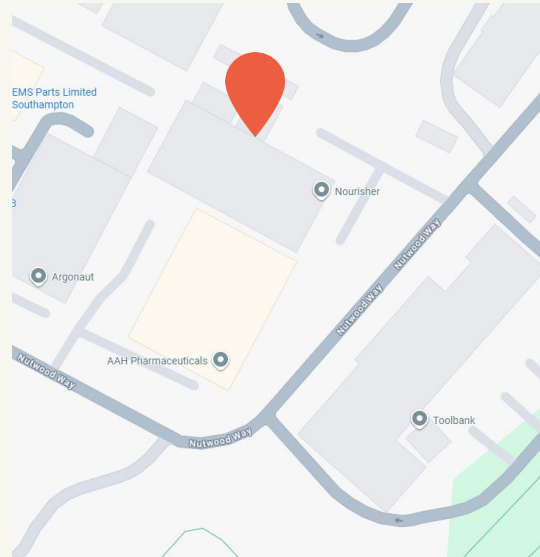
Code for Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

Location

The Westwood Centre is located on Nutwood Way which is one of the estate roads on the Calmore Industrial Estate. Nutwood Way links with Brunel Road which runs along the northern boundary of the Calmore Industrial Estate and links to the roundabout on the estate entrance.

The roundabout then gives access to Totton Town Centre via the A36 Salisbury Road which in turn links to the A35 Totton by Pass and the Millbrook Road West to Southampton City Centre and Southampton Docks or north bound via the A36 to J2 of the M27.



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Contact us

Direct your viewing requests and enquiries to:



Matthew Poppett

07971 824525
matt@hlp.co.uk



Jason Webb

07989 959064
jason@hlp.co.uk



Strictly by appointment with joint sole agents Hellier Langston and LSH