

Unit 4 Westwood Court

Brunel Road, Totton, Southampton,
Hampshire SO40 3WX

INVESTMENT FOR SALE

165.44 sq. m. (1,780 sq. ft.)

HELLIER LANGSTON

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Industrial/ Warehouse Unit Investment For Sale

Description

The unit comprises a mid-terrace industrial unit using a steel portal frame construction with part brick part profile metal sheet clad elevations with insulation. The front elevation is interspersed with single glazed aluminium windows and personnel door as well as a half height insulated loading door. The pitched roof is insulated and clad in profile metal sheet with intermittent day light panels. Externally, the estate road and communal areas is block paved. The unit benefits from 3 demised car parking spaces.

Internally the warehouse is mainly open plan with a lab/office under the first floor area. To the rear of the warehouse are a single WC and shower.

The first floor accommodation is laid out as a mainly open plan office with a partitioned area to the rear leading to a kitchen. The offices are fitted out with carpet, suspended ceiling and recessed lighting.





Industrial/ Warehouse Unit Investment For Sale

Specification

Ground floor warehouse and ancillary area

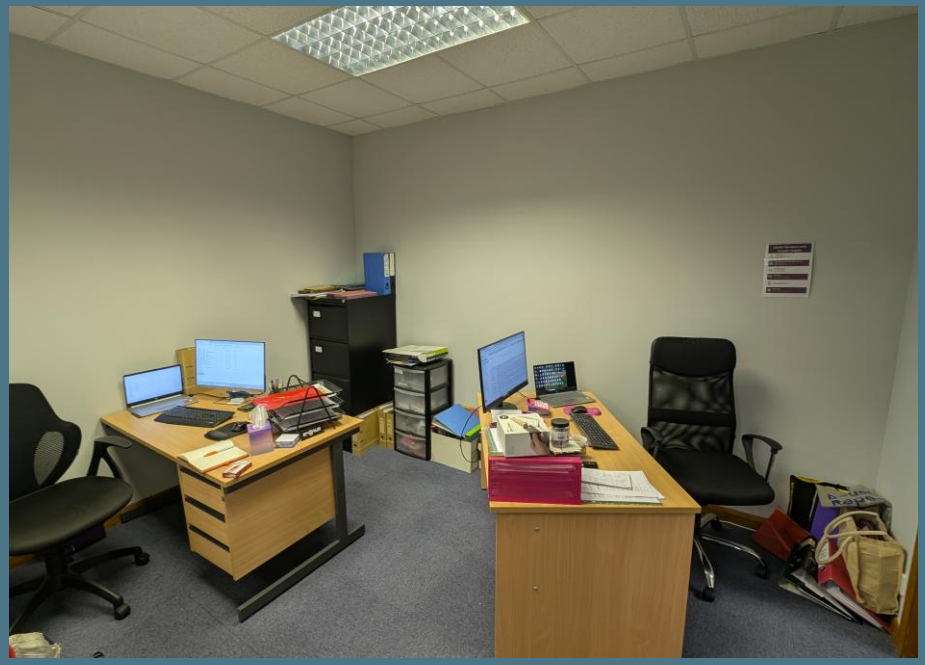
- Office/Lab under mezzanine office
- Eaves height 6.21 m
- Ridge height 7.38 m
- Loading door 3.01m wide by 2.49m high
- Painted concrete floor
- Mains water and drainage
- 3 phase electric supply
- LED wall mounted warehouse lights
- Ground floor WC and shower
- 3 dedicated car parking spaces and loading area

1st floor office and ancillary area

- Open plan area with one partitioned office
- Diffused lighting and suspended ceiling
- Carpets
- Kitchenette








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Industrial/ Warehouse Unit Investment For Sale

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	108.088	1,172
First floor office and ancillary areas	56.56	608
Total	**165.44**	**1,780**

Business Rates

According to the Valuation Office Agency website the Rateable Value is £17,250.

Estate Charge

We understand that no service charge is currently charged.

EPC

D-99

Tenant

Tenant - A-CUTE MEDICAL EVENT SERVICES LIMITED
Registered office - Unit 4, Westwood Court Brunel Road, Totton, Southampton, England, SO40 3WX
Registered Number: 08615549
Incorporated – 18th July 2013

Tenancies

Term - 10 years from 30th June 2026 until 29th June 2036.
Rent - Year 1 - £11,000 per annum and Year 2 to 4 - £22,000 per annum
Lease – Full Repairing and Insuring limited by Schedule of Condition
Tenure - Outside the Landlord and Tenant Act 1954 Part ii.
Break Clause - Tenant only break clause 29th June 2031 with 6 months prior written notice.
Rent review - Open market rent review on 29th June 2030

Proposal

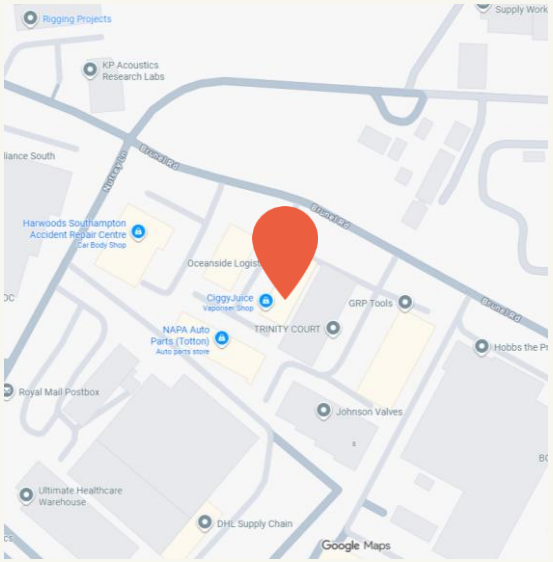
We are instructed to seek offers of £326,000 (Three Hundred and Twenty-Six Thousand Pounds. This reflect a Net Initial Yield of 6.5%

VAT

We understand the property is not elected for VAT and it is envisaged that the sale will be treated as a Transfer of a Going Concern (TOGC).

Location

The unit is part of Westwood Court on the larger Calmore Industrial Estate and is located off Brunel Road the main arterial route through the Estate. Calmore Industrial Estate is accessed via the A36 Salisbury Road which links to junction 2 of the M27 to the North and Totton Town Centre and Redbridge Road to the South.





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Contact us

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Strictly by appointment with sole agents Hellier Langston