

Unit 4 Trinity Court

Brunel Road Totton Southampton

SO40 3WX

TO LET

368.87 sq. m. (3,970 sq. ft.)

HELLIER LANGSTON

www.hlp.co.uk

02382 022111 southampton@hlp.co.uk

End of Terrace Industrial/ Warehouse Unit With Lab Space

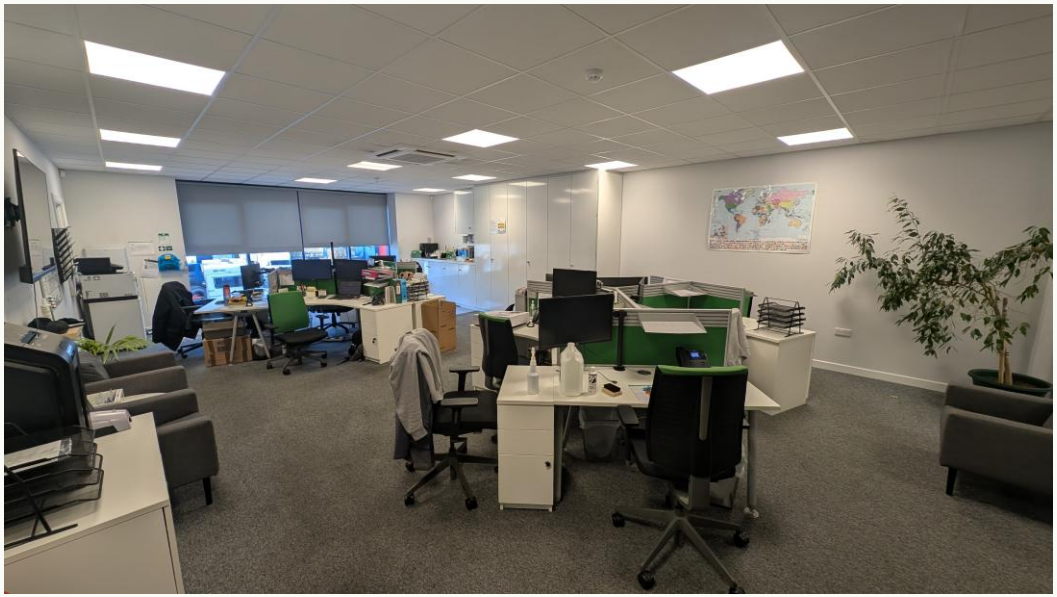
Description

An end of terrace warehouse / light industrial unit of portal frame construction with profile metal sheet clad elevations and roof.

The unit benefits from a large up and over loading door providing access to the full height warehouse area. The remaining ground floor comprises a modern reception area, male and female WCs and fully fitted laboratory space.

At first floor the offices are mainly open plan with two areas separated off with fully height glazed partitioning. The offices have a full suspended ceiling with LED lighting, heating and cooling air conditioning, kitchen tea point and carpets.

External the unit has 4 dedicated car parking spaces and is adjacent to the large communal car park.





End of Terrace Industrial/ Warehouse Unit With Lab Space

Specification

Warehouse

- Clear span
- Eaves height 6.61 m
- Ridge height 6.96 m
- Haunch 6.12 m
- Manual up and over door 3.58 m wide x 5.24 m high
- Mains water and drainage
- 3 phase electric supplies
- LED warehouse lights

Ground & 1st floor office and ancillary area

- 1st floor offices
- LED lighting and suspended ceiling
- Air conditioned
- Two glazed partitioned meeting rooms/offices
- Carpet
- 1st floor tea point
- Ground floor reception
- Ground floor laboratory area
- Ground Male and Female toilets

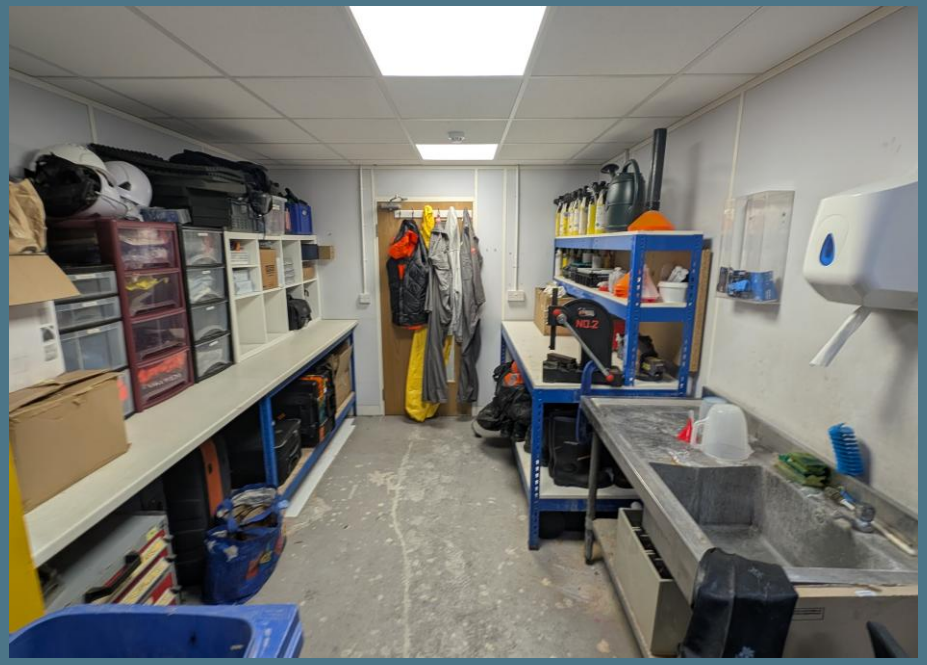
External

- 4 car parking spaces
- Communal car park

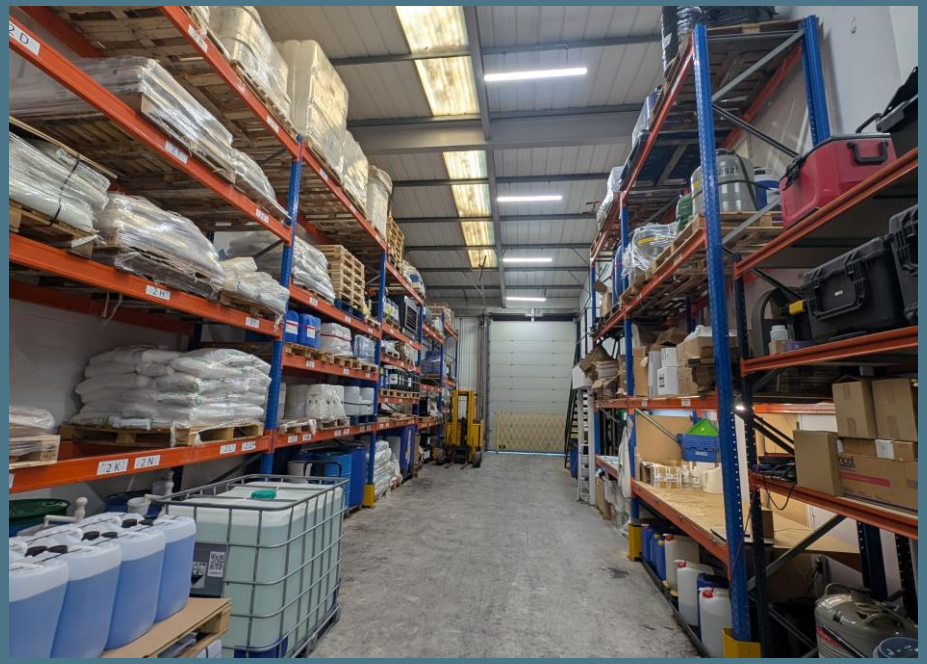









A&M



End of Terrace Industrial/ Warehouse Unit With Lab Space

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	176.35	1,898
Ground Reception, Laboratory Space and ancillary areas	96.26	1,036
1st Floor Office	96.26	1,036
Total GIA	**368.87**	**3,970**

Business Rates

According to the Valuation Office Agency website the site has the following Rateable Value.

1st April 2026 - £42,750

The multiplier from 1st April 2026 is 0.432.

Estate Charge

We understand that a service charge is currently charged.

EPC

B-41

Tenure

The premises are available either by way of an assignment of the existing lease from 9th March 2018 until 8th March 2028 or alternatively a surrender of the existing lease and a new lease direct with landlord could be available.

Rent

£57,565 per annum exclusive.

VAT

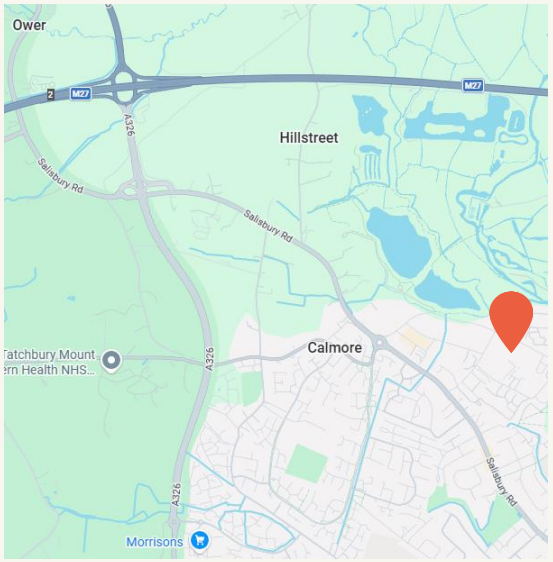
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

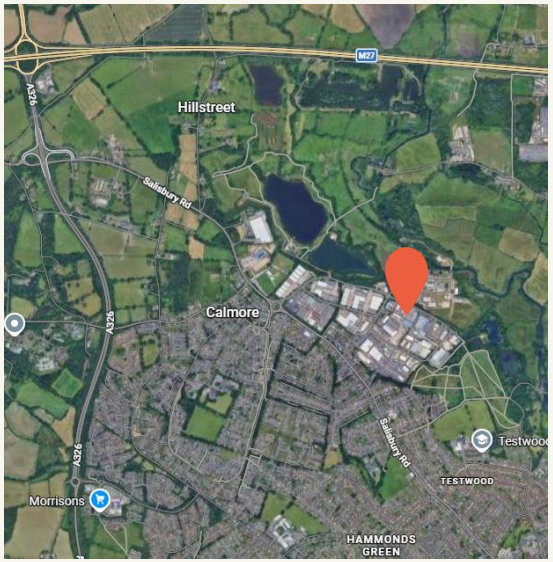
AML

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.

Location

The unit is located on Trinity Court a development of 12 industrial / warehouse units forming part of the established Calmore Industrial Estate, about 5 miles west of Southampton City Centre. Calmore Industrial Estate is conveniently placed for access to the motorway network via J2 of the M27, which links with the A31 to the West and M3 and M27 to Portsmouth to the East.





HELLIER LANGSTON

www.hlp.co.uk

02382 022111 southampton@hlp.co.uk

Disclaimer: Hellier Langston Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Hellier Langston Limited has any authority to make any representation or warranty whatsoever in relation to this property.

RICS® Regulated by RICS

Contact us

Direct your viewing requests and enquiries to:



Matthew Poplett
07971 824525
matt@hlp.co.uk



Jason Webb
07989 959064
jason@hlp.co.uk



Strictly by appointment with sole agents Hellier Langston