

CGI - ILLUSTRATION ONLY



**UNIQUE OPPORTUNITY FOR A NEW BUILD INDUSTRIAL/TRADE COUNTER  
UNIT ON THE BUSY BOTLEY ROAD, CLOSE TO JUNCTION 7 OF THE M27**

2,500 sq ft // 230 sq m

**42** botley road

HEDGE END, SOUTHAMPTON, HAMPSHIRE, SO30 2HE



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## Summary

- » Very prominent location on the busy Botley Road.
- » Planning consent granted for new detached industrial/ trade counter unit on self-contained site.
- » Tenure - the premises will be available by way of a new 10 year full repairing and insuring lease incorporating an upward only open market rent review at year 5.
- » Ground floor area - 2,500 sq ft.
- » Eaves height - 7m
- » Large forecourt with a minimum of 16 parking spaces/ yard space.
- » Ability to erect forecourt signage fronting the busy Botley Road.
- » **Rent on application.**

## Location

Hedge End is strategically located on the M27 between the major conurbations of Southampton and Portsmouth. The site is situated in the established commercial area of Botley Road in Hedge End.

Access to Junction 7 of the M27 is via Botley Road and the Charles Watts Way (A334) dual carriageway. Hedge End train station has services to Southampton, Fareham and Portsmouth with links to the national rail network. Air services are provided from Southampton International Airport located at J5 M27.

Local occupiers include Screwfix, Wickes, Toolstation, DPD, Lok'n Store and Royal Mail.



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## Specification

- » Detached unit
- » Brick outer, blockwork inner wall construction with insulated steel cladding
- » Double glazed windows at ground and first floor
- » Power floated concrete floor
- » LED lighting plus natural lighting
- » Electric loading door
- » Separate personnel door
- » Unisex disabled WC

## Accommodation

2,500 sq ft // 230 sq m

## Planning/Permitted Use

Planning consent has been granted for a new detached industrial/trade counter unit on self-contained site.

## Tenure

The premises will be available by way of a new 10 year full repairing and insuring lease incorporating an upward only open market rent review at year 5.

## Rent

Rent on application.

## EPC Rating

To be assessed.

## Rateable Value

To be assessed.

## Service Charge

There will be no service charge.

## VAT

VAT will be applicable on the rent.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Viewings

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



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## Important

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

### DISCLAIMER

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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