

AVAILABLE CIRCA  
SEPTEMBER 2024



**TO LET** UNDERGOING REFURBISHMENT  
WITH NEW METAL ROOF

**INDUSTRIAL/WAREHOUSE PREMISES  
ON POPULAR ESTATE**

11,874 SQ FT // 1,103 SQ M

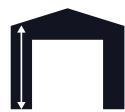
**UNIT 37 SOUTH HAMPSHIRE INDUSTRIAL PARK** TOTTEN, SOUTHAMPTON, HAMPSHIRE, SO40 3SA



# SUMMARY

- PROMINENT LOCATION FRONTING BRUNEL ROAD
- EASY ACCESS TO THE M27/A31
- ALLOCATED PARKING
- OFFICE CONTENT

**RENT:**  
**£120,000** PER ANNUM EXCL.

 **5.39-6.54m**  
internal eaves

 **1 x 6m wide**  
loading door

 **3 phase**  
electric supply

**UNIT 37 SOUTH HAMPSHIRE INDUSTRIAL PARK** TOTTEN, SOUTHAMPTON, HAMPSHIRE, SO40 3SA



## DESCRIPTION

The subject property comprises a purpose built mid-terrace warehouse constructed around a steel portal frame with part block-work and part profile clad elevations set beneath a pitched and clad roof with insulated panels incorporating translucent day-light panels.

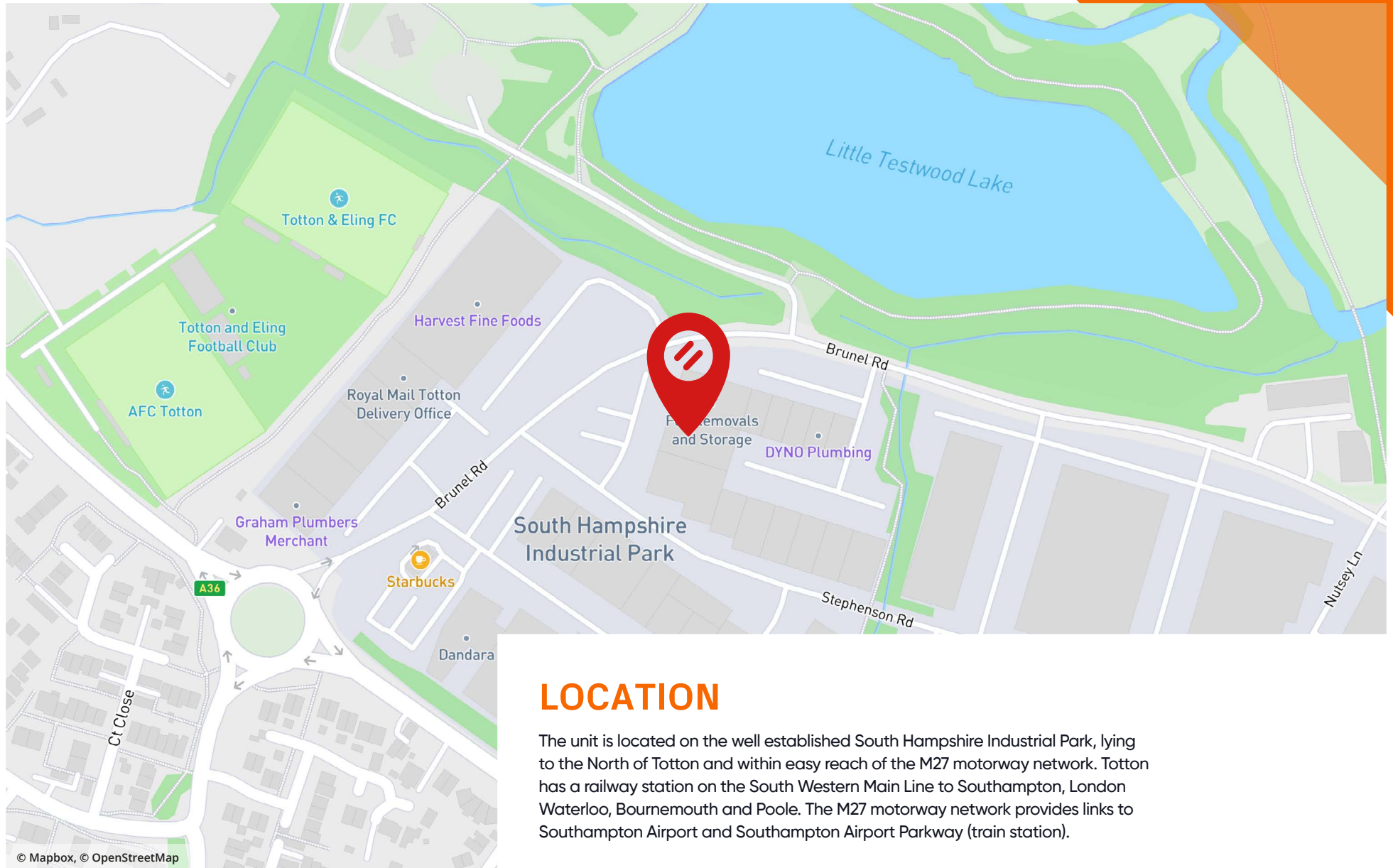
Internally the warehouse space benefits from concrete floor with loading via an up and over roller shutter door measuring 6.0m wide x 4.9m high. The warehouse also benefits from the following brief specification:

- Three phase electricity
- High Bay overhead lighting
- Internal eaves height of 5.39m rising to 6.54m

There is a two-storey section to the front comprising personnel entrance, kitchen, male and female WCs and a lobby on the ground floor with offices on the first floor. The office space benefits from the following brief general specification:

- Carpet
- Wall mounted gas radiators
- Aluminium framed windows
- Suspended ceilings with strip lighting

Vehicular access to the property is available from Stephenson Road and there is a concrete forecourt immediately to the front elevation of the warehouse providing parking and access to the loading bay.



## LOCATION

The unit is located on the well established South Hampshire Industrial Park, lying to the North of Totton and within easy reach of the M27 motorway network. Totton has a railway station on the South Western Main Line to Southampton, London Waterloo, Bournemouth and Poole. The M27 motorway network provides links to Southampton Airport and Southampton Airport Parkway (train station).

## ACCOMMODATION

	SQ M	SQ FT
Ground floor factory/warehouse	1,027	11,060
First floor offices	76	813
<b>TOTAL GROSS INTERNAL AREA APPROX.</b>	<b>1,103</b>	<b>11,874</b>

The property has been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

## RENT

**£120,000 PER ANNUM** exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

## LEASE

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews every 5 years.

## SERVICE CHARGE

The service charge for the upkeep, management and maintenance of the common parts within the estate and is currently budgeted at £1,000 plus VAT per annum.

## EPC RATING

B - 50

## RATEABLE VALUE

£76,500 (from 1.4.23)

## LEGAL COSTS

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

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case

## VIEWINGS

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



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# IMPORTANT

## IDENTIFICATION

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

## THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

## 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.

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.