

To Let

- Popular Industrial and Trade Park Location
- 5.9m Eaves
- Close to M27 Junction 5
- Office With Air Conditioning
- Ample Parking



**Keygrove**
www.keygrove.com
023 8063 5333

Industrial / Warehouse Unit
4,968 sq ft (461.53 sq m)

Unit 3 Southern Trade Park, Belgrave Road, Southampton, Hampshire, SO17
3EA

Description

The property comprises a semi-detached warehouse with office space and mezzanine storage. There is a ground floor reception area which provides a pedestrian entrance to the offices and warehouse. There is gas central heating, air conditioning, some LED lighting, 3-phase power and some fluorescent strip lighting. There is a mezzanine floor.

There are two roller shutter loading doors (3.6m wide x 4.85m high). Height under the mezzanine is 2.58m. Clear height under the lowest eaves in the warehouse is 5.9m.

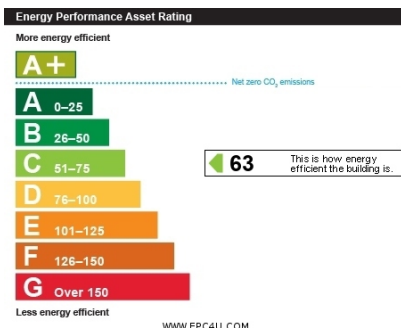
There is a staff kitchen, WC facilities and ample car parking.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Ground Floor Office and Warehouse	3,300	306.57
Storage Mezzanine	1,667	154.86
Total	4,968	461.53

Energy Performance Certificate

EPC rating C63. A copy of the EPC is available on request.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £47,600 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £26,500. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.



Unit 3 Southern Trade Park, Belgrave Road, Southampton,
Hampshire, SO17 3EA

Location

Located off Thomas Lewis Way and Portswood Road, Belgrave Road is approximately 4 miles to the north east of Southampton City Centre. Southampton International Airport, Parkway railway station, and Junction 5 of the M27/M3 are within 3 miles.

For all enquiries:

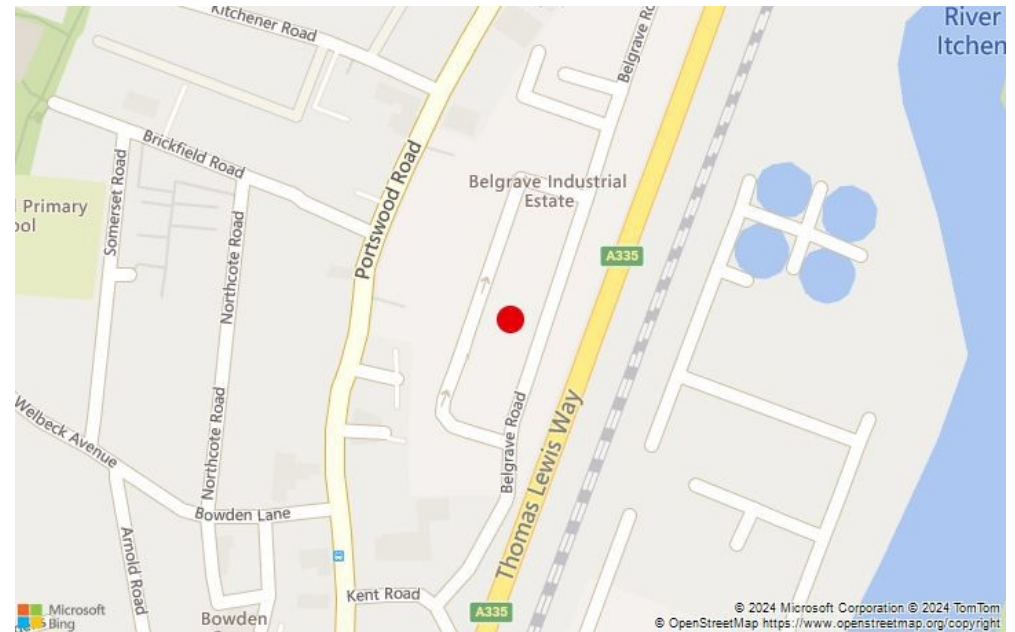
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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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