

TO LET

7,398 SQ FT // 687.24 SQ M



HAMPSHIRE COMMERCIAL

goadsby

CROSSHOUSE ROAD
SOUTHAMPTON, HAMPSHIRE, SO14 5GZ

SUMMARY >

- 7,398 SQ FT (687.24 SQ M)
- 19 PARKING SPACES (2 ELECTRICAL CHARGING POINTS)
- REAR LOADING YARD

RENT: £66,000 PER ANNUM EXCL.



CROSSHOUSE ROAD
SOUTHAMPTON, HAMPSHIRE, SO14 5GZ



Location

The subject property is located on the corner of Endle Street and Crosshouse Road in Northam, a popular industrial area of Southampton. Links to Woolston and the City Centre are provided via the A3025 bridge link and West Quay Road respectively. St Marys Stadium and Ocean Village are located close by and nearby occupiers include Basepoint and Travis Perkins.

The property is close to Northam industrial estate popular with local and national occupiers as well as leisure, marine and restaurant facilities at Ocean Village and Shamrock Quay. The property is also well serviced with exceptional links to the M27 and M3 via the M271.

Description

The property comprises a detached business unit with two storey office to the front, rear store and loading via a gated yard. The property is brick construction (max. eaves height 5.59m) with a roller shutter door to the front that covers a glazed frontage with well presented space for offices or customer facing reception. The property benefits from air conditioning, LED lighting, 19 allocated parking spaces (2 electrical car charging points) and a small rear yard for loading and parking an additional two vehicles.

Front Roller shutter door 6.89m (W) x 3.1m (H)
Side Roller Shutter door 2.37m (W) x 2.71m (H)

Accommodation

	sq m	sq ft
First Floor Office	89.85	967
Ground Floor Office	89.85	967
Warehouse/Store	507.54	5,465

Total internal area approx.	687.24	7,398
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Rent

£66,000 per annum exclusive.

EPC

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Lease

The property is being marketed on a new FRI Lease for a term to be agreed, and subject to surrender of existing lease.

Rateable Value

£42,000 (from 1st April 2023)

Rates payable at 49.9p in the £ (year commencing 1st April 2023)

Legal Costs

Each party 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.

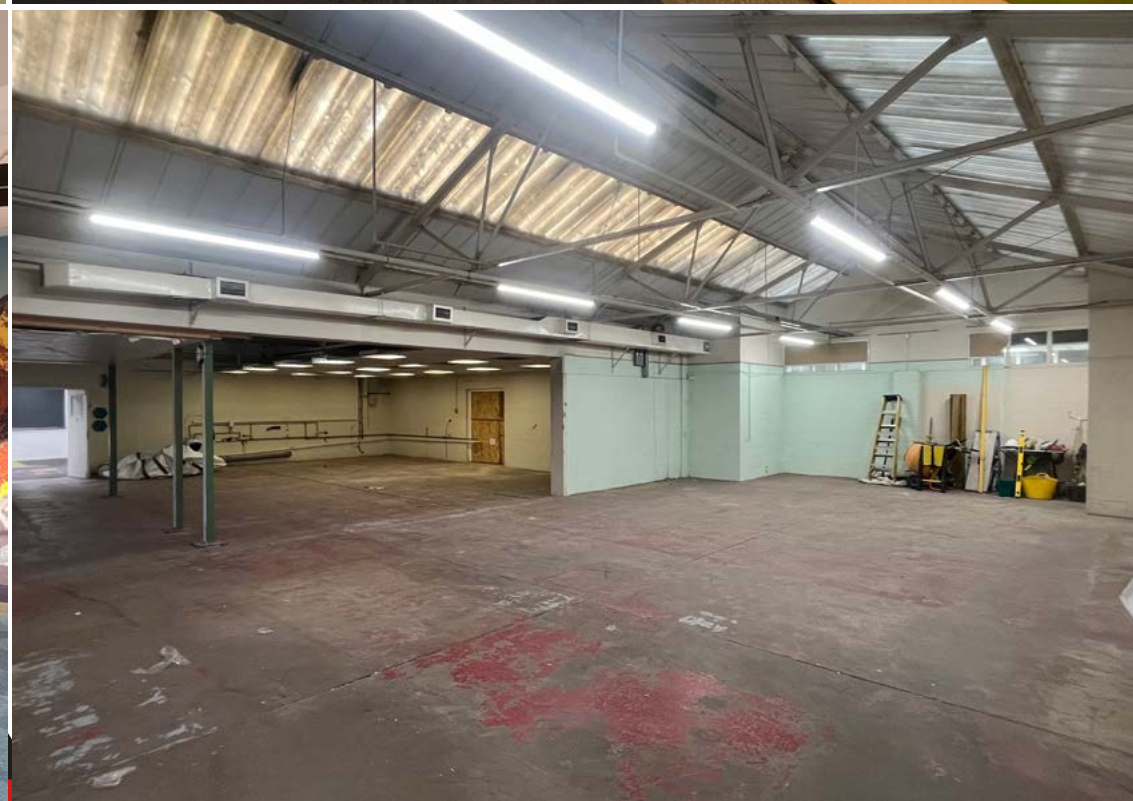
Viewing

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



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Important

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](#).

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.

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.

[goadsby.com](https://www.goadsby.com)

