

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

1,178 SQ FT // 109.42 SQ M



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UNIT 3, THE SHAKESPEARE BUSINESS CENTRE
HATHAWAY CLOSE, EASTLEIGH, HAMPSHIRE SO50 4SR

SUMMARY >

- EXCELLENT MOTORWAY LINKS
- POPULAR INDUSTRIAL ESTATE
- NEW LEASE AVAILABLE
- ON SITE PARKING

RENT: £16,800 PER ANNUM, EXCLUSIVE



3 Allocated
Parking Spaces



TBC
EPC Rating



UNIT 3, THE SHAKESPEARE BUSINESS CENTRE
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Location

Shakespeare Business Centre is located off Shakespeare Road near its junction with the (A335) Twyford Road and within close proximity of Eastleigh Town Centre. Nearby occupiers include Travis Perkins.

Access to the M3 is via Junctions 12 & 13, both within approximately 1½ miles and the M27 can be accessed at Junction 5 within approximately 2 miles via Southampton Road. Southampton Airport is also within 2 miles. Eastleigh Train Station is approximately 1/3 mile to the south.

Description

The subject property comprises a terraced industrial unit of brick and blockwork construction with profile steel cladding to all but the lower front elevations. There is a pitched steel clad roof incorporating daylight panels, supported upon a steel portal frame.

Internally the floor is concrete and maximum eaves height is approximately 5.62m with a minimum eaves height of 4.93m. There is a manually operated loading door which measures approximately 2,98m high x 3m wide. The unit has a ladies and gents WC and an office area to the rear of the building.

We have measured the gross internal area to be approximately 109.42 sq m (1,178 sq ft).

Externally there is a tarmacadam forecourt with 3 parking spaces.

Planning

The premises are suitable for light industrial use only.

In accordance with the planning permission granted on 31st January 1983 units can only be occupied between the hours of 7:00 am - 9:00 pm Monday-Saturday, not at all on Sundays and recognised Bank Holidays.

However, in accordance with our usual procedure, we would recommend that interested parties make their own enquiries of the local planning department at Eastleigh Borough Council (023 8068 8000) with regard to their own use.

Service Charge

A service charge is payable which includes grounds maintenance, waste management and buildings insurance., The estimated figure for 2024/25 is to be confirmed.



Terms

The premises are available to let on a new full repairing and insuring lease for a negotiable period and incorporating periodic upward only rent review where applicable.

Rent

£16,800 per annum, exclusive of business rates, service charge and VAT.

Rateable Value

£15,250 (effective 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)

