

# To Let

- Refurbished
- Ground Floor Offices
- 2 Car Parking Spaces



Industrial Unit with Car Parking  
2,047 sq ft (190.17 sq m)

Unit 5 Northbrook Industrial Estate, Hollybrook Road, Southampton,  
Hampshire, SO16 6PB

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

## Description

A semi detached industrial property with ancillary offices. The property comprises a ground floor warehouse, with newly painted epoxy floor, two offices, a staff kitchenette and male and female WC's.

There is a roller shutter door approximately 3.65m wide x 3.97m high. The minimum eaves in the warehouse is 4.26m. There is three phase power.

The property is accessed by vehicle through Northbrook Industrial Estate along a shared access drive, there is parking for 2 vehicles outside the unit. There is also pedestrian access from the rear via Hollybrook Road. Other occupiers on the estate include MOT and vehicle repairs, office furniture supplies, blind manufacturers and maintenance contractors.

## Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
<b>Total</b>	<b>2,047</b>	<b>190.17</b>

## Energy Performance Certificate

EPC to be provided.



### Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £24,500 per annum exclusive.

### Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £20,250. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

### VAT

We are advised that VAT will be payable.



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## Location

Northbrook Industrial Estate is accessed via Vincent Avenue from The A35 Winchester Road. The industrial estate is located in close proximity to Southampton General Hospital and is approximately 2 miles south of the M3 Motorway and approximately 3 miles south east of the M271 which connects Southampton Docks to the M27.

*For all enquiries:*

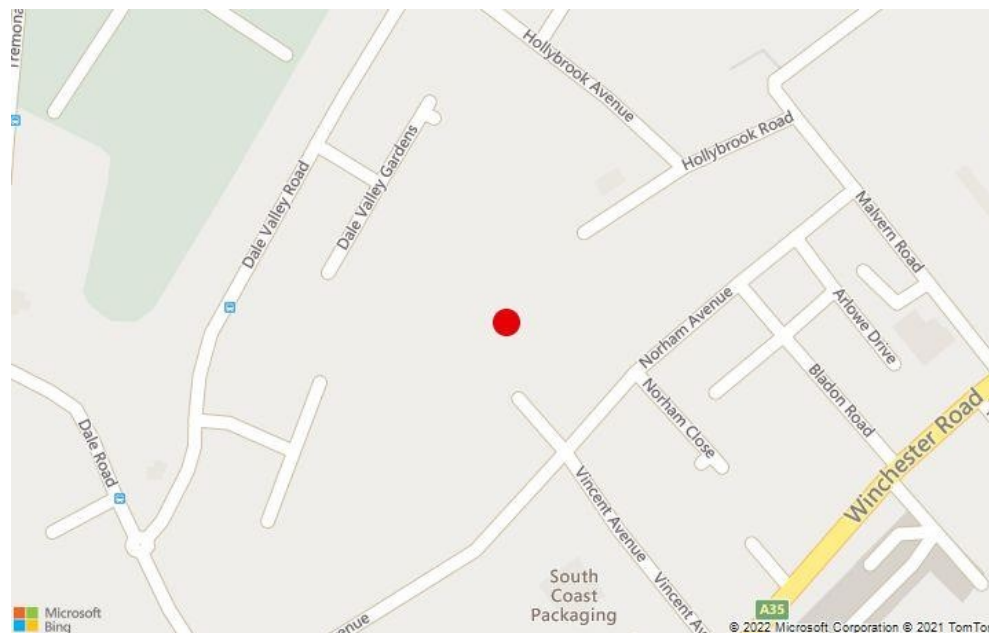
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## Map



## 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](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

Date published 09-Oct-2023

