



HELLIER  
LANGSTON  
Commercial Property Consultants

# TO LET

## Warehouse/ industrial unit

Unit 41 South Hampshire Industrial Park, Brunel Road,  
Totton, Southampton SO40 3SA



## KEY FEATURES

3,413 sq ft (317 sq m)

Internal eaves 6.02m

Front car parking and rear  
loading apron

All mains services

Concertina loading door 4.34m  
wide by 4.76 m high

LED lighting throughout

Popular industrial estate with  
good motorway access

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**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

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## Unit 41 South Hampshire Industrial Park, Brunel Road, Totton, Southampton SO40 3SA

### Description

The property comprises a mid terrace steel portal frame industrial unit underneath an insulated pitched asbestos cement sheet roof with intermittent day light panels. Externally the unit has part block work part clad elevations to the front and rear elevations. The unit benefits from a tarmacadam car park to the front elevation facing Brunel Road and a rear communal concrete service yard providing access to the concertina sliding door at the rear of the unit.

Internally the unit has a ground floor lobby leading to a staircase to an open plan first floor office. The lobby on the ground floor also leads through to the industrial area as well as male and female WC's.

The warehouse area is lit with pendant LED strip lights, and a new warm air gas blower has been installed to heat the workshop area.

### Specification

- Internal eaves 6.02m
- Concertina sliding loading door 4.34m wide by 4.76 m high
- Painted warehouse floor
- Wall mounted gas blow heater
- Tarmac car park for offices
- Concrete rear communal yard for loading and unloading
- Double glazed windows
- Gas heating
- Suspended ceiling with defused lights
- Internal mezzanine office, suspended ceiling with recessed lights, central heating, carpets

EPC  
B-45



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### Accommodation

Unit	sq m	sq ft
GF Warehouse / Industrial	247.18	2,661
GF ancillary area	34.95	376
1 <sup>st</sup> floor office	34.95	376
<b>Total Gross Internal Area</b>	<b>317.09</b>	<b>3,413</b>

### Terms

The accommodation is available by way of a new Full Repairing and Insuring lease for a term to be agreed

### Rent

£34,130 per annum exclusive of VAT, business rates, service charge and buildings insurance.

### Business Rates

The premises are assessed as Workshop and Premises with a proposed 2023 Rateable Value of £24,750.

### VAT

We understand that the premises have been elected for VAT



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### Location

The South Hampshire Industrial Park is part of the larger Calmore Industrial Estate. The estate is situated at the corner of Stephenson Road and Brunel Road and can be accessed from Brunel Road the main arterial route through the Estate. Calmore Industrial Estate is accessed via the A36 Salisbury Road which links to junction 2 of the M27 to the North and Totton Town Centre and Redbridge Road to the South.

### Viewing

Strictly by appointment with the sole agents:



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