



HELLIER  
LANGSTON  
Commercial Property Consultants

# TO LET

# TO BE REFURBISHED

**Modern Industrial/ Warehouse Unit With External Forecourt**

**Unit 6a Herald Industrial Estate, Herald Road, Hedge End,  
Southampton SO30 2JW**



## KEY FEATURES

- 338.08 sq m (3,642 sq ft)
- 6.26m eaves
- 5.35m haunch
- 7.27m ridge
- 1<sup>st</sup> floor office
- Canopy warehouse loading
- 7 allocated car parking spaces

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**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

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## Unit 6a Herald Industrial Estate, Herald Road, Hedge End, Southampton SO30 2JW

### Description

Unit 6a comprises a semi-detached industrial / warehouse unit with loading canopy. The unit is constructed on a steel portal frame with part brick, part profile metal sheet elevations under an asbestos cement sheet roof with intermittent roof lights. There is access directly to the warehouse via a loading door beneath the canopy or a separate pedestrian door on the front elevation. Internally the unit has a small ground floor office with electric wall heaters and male and female WC's and a corridor leading to warehouse area. The first floor office is open plan.

### Accommodation

The premises have been measured to Gross Internal Area as follows:

	Sq M	Sq Ft
Warehouse and ground floor	269.52	2,901
1 <sup>st</sup> floor office	33.99	365
Canopy	34.57	376
<b>Total GIA</b>	<b>338.08</b>	<b>3,642</b>

### Business Rates

The premises are currently assessed as Warehouse and Premises with an April 2023 Rateable Value of £31,000. Source: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Specification

#### Warehouse areas

- 6.26m to eaves
- 5.35m to haunch
- 7.27m to ridge
- 1 x electric roller shutter loading door 3.60m wide by 4.79m high
- 10% daylight panels
- 3 phase electrical supply
- Capped mains gas connection
- Mains water and drainage
- 7 allocated car parking spaces
- Loading canopy

#### 1<sup>st</sup> Floor offices and ancillary area

- Carpet tiles
- Perimeter trunking
- Suspended ceilings with PIR LED lighting
- Ground floor male and female WC

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### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### Terms

The premises are available on a new FRI lease for a term to be agreed.

### Rent

£50,000 per annum exclusive of VAT and all other occupational costs.

### EPC

C-75

### VAT

The premises have been elected for VAT.

### Service Charge

£2,272.38 per annum + VAT

### Building Insurance

£330.08 per annum + VAT



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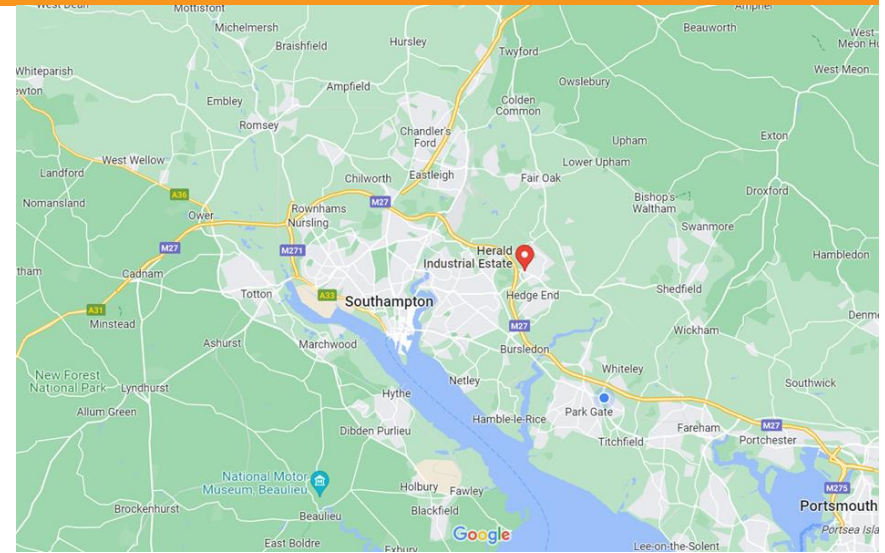
### Location

The unit is on the established Herald Industrial Estate on Herald Road off Botley Road in Hedge End. The immediate area is characterised by a mixture of industrial, trade counter and retail warehouse occupiers, including the likes of Halfords, Tile Flair, ScrewFix and Howdens.

Access to Junction 7 of the M27 is via Botley Road and Charles Watts Way (A344) dual carriageway. Hedge End train station has service to Southampton, Fareham and Portsmouth with links to national rail network. Air services are provided from Southampton International Airport located at Junction 5 of the M27.

### Viewing

Strictly by appointment through joint sole agents Hellier Langston and Lambert Smith Hampton.



### Hellier Langston

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### LSH

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