

To Let

Industrial

High Bay Warehouse on 4 Acre Site

Avalon, Parham Drive, Eastleigh, SO50 4NU



- 109,589 Sq Ft (10,181 Sq M)
- 12.45m Eaves Height
- 19 Dock Level Loading Doors
- Close to M3 Junction 13

Avalon, Parham Drive, Eastleigh, SO50 4NU

Location

Avalon is located on Parham Drive which forms part of the popular Boyatt Wood Industrial Estate. Parham Drive links onto Woodside Avenue, providing access to Leigh Road and Junction 13 of the M3, less than one mile to the south of the premises.

To the north, Woodside Avenue links with Junction 12 of the M3, less than 2 miles from the subject property. Junction 14 of the M3 links with Junction 4 of the M27, providing motorway access to Portsmouth, Bournemouth and Southampton International Airport.

Description

The building is of a steel portal frame construction and clad with profile metal sheeting. The eaves height varies from 3.5 metres in the dispatch and production areas to 12.45 metres in the high bay warehouse.

The offices are arranged at first floor level and fitted out with carpets, perimeter trunking, suspended ceiling, comfort cooling and radiator heating.

- Level access loading doors
- First floor comfort cooled offices
- Sorting and dispatch area
- Vehicle workshop/additional warehouse area
- Goods In and Out
- High bay lighting
- Site area approximately 4 acres (1.62 hectares)

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice (IPMS) as follows:

Accommodation	Sq Ft	Sq M
High Bay Warehouse	61,507	5,714.80
Dispatch Area	14,508	1,347.84
Vehicle Workshop	3,796	352.62
Additional Areas	18,764	1,743.21
Loading Canopy	2,623	243.65
First Floor Office	8,391	779.85
TOTAL	109,589	10,181.97

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed and including periodic rent reviews.

Legal Costs

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

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

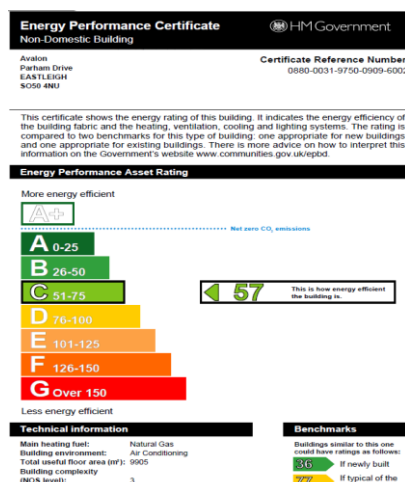
Business Rates

Rateable Value- £427,500

Occupiers should make their own enquiries with Eastleigh Borough Council rates department.

The 2018/19 standard multiplier is 0.493 (49.3p payable per £1).

EPC C57



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents:

Steven Williams
Realest
023 8202 3999 / 07761 082986
steven.williams@realest.uk.com

Adrian Whitfield
Lambert Smith Hampton
023 8071 3070/ 07901 558730
awhitfield@lsh.co.uk

Avalon, Parham Drive, Eastleigh, SO50 4NU

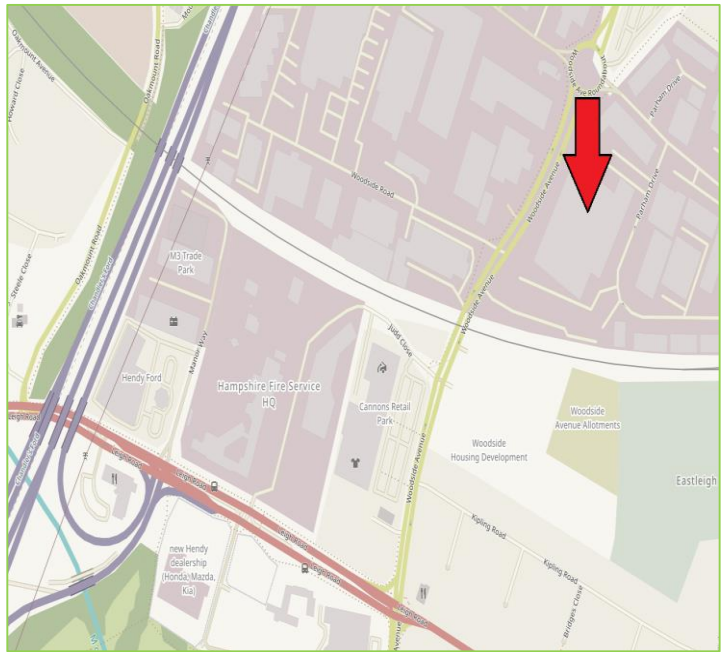
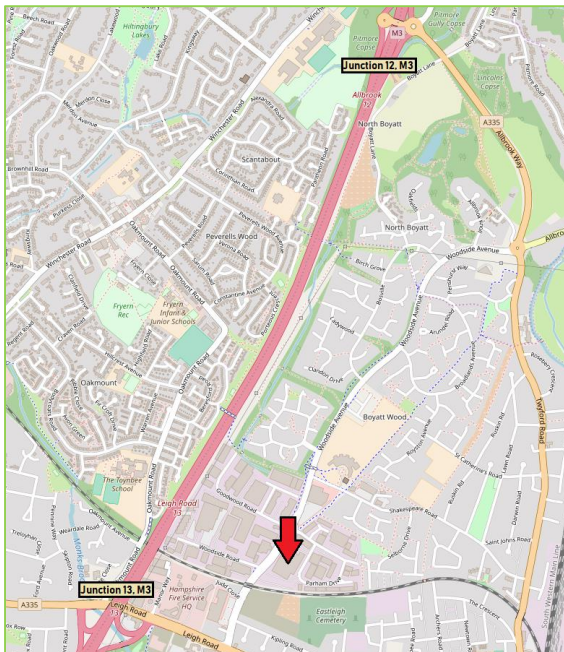
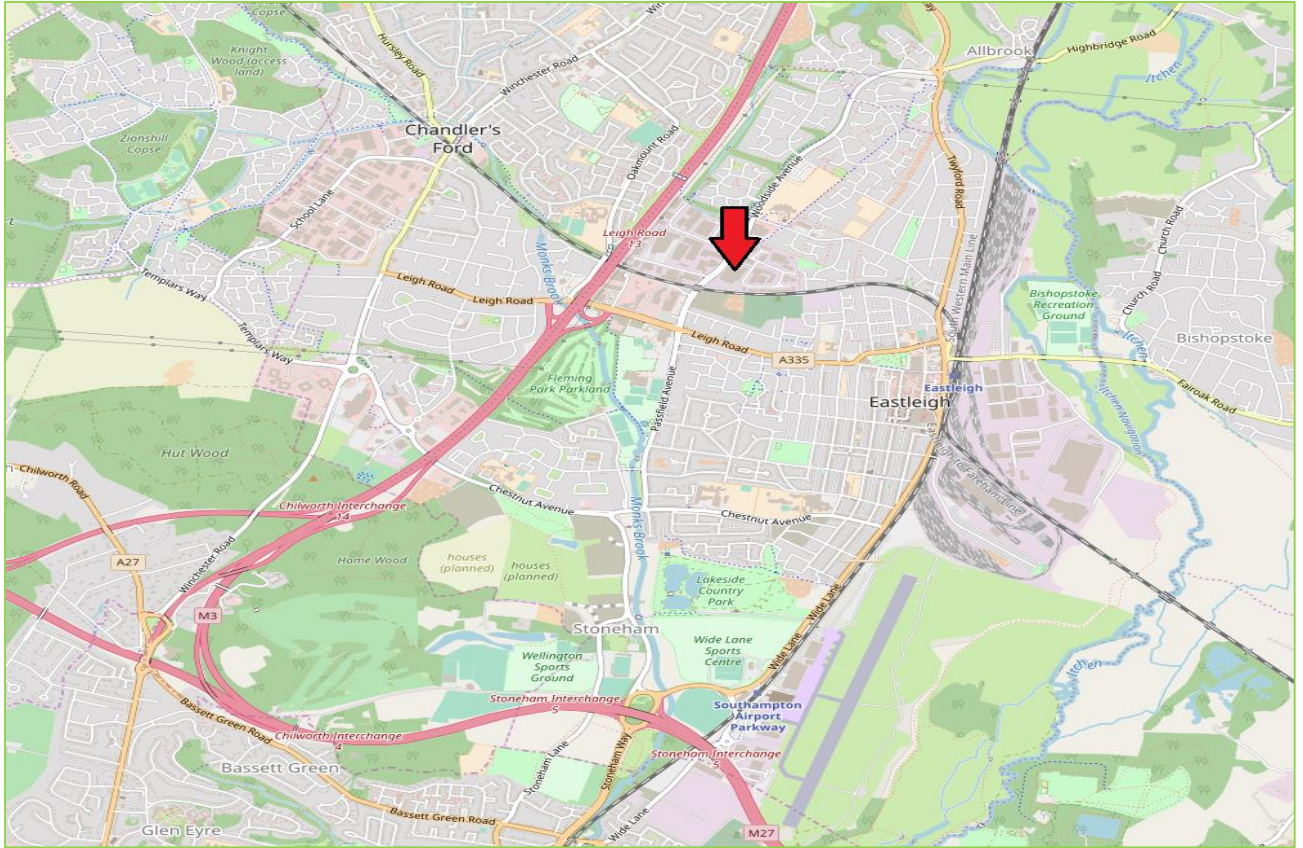


023 8202 3999 • www.realest.uk.com • info@realest.uk.com

Avalon, Parham Drive, Eastleigh, SO50 4NU

Location

(Source of all maps: © OpenStreetMap contributors)



Misrepresentation Act 1967: Real Estate Strategies Limited (Trading as Realest) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Realest nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 1989:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **Property Misdescriptions Act 1991:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



023 8202 3999 • www.realest.uk.com • info@realest.uk.com