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Industrial/warehouse unit with large secure yard
and good access to motorway network

Unit 23 Parham Drive

Boyatt Wood Industrial Estate, Eastleigh,
SO50 4NU

Industrial / Warehouse

TO LET

4,244 sq ft

(394.28 sq m)

- Clear span warehouse space
- Electric Loading door
- Ground and first floor offices
- Male & female WCs and shower room
- Large secure yard
- Air conditioning

Expert property advice delivering competitive advantage

Unit 23 Parham Drive, Boyatt Wood Industrial Estate, Eastleigh, SO50 4NU

Summary

Available Size	4,244 sq ft
Rent	£55,000 per annum
Rateable Value	£30,750
EPC Rating	Upon Enquiry

Location

The unit is situated on the popular Boyatt Wood Industrial Estate, an established industrial location. Situated less than 1 mile from Junction 13 of the M3 and in close proximity to the M27 motorway the unit benefits from excellent communication links.

Description

Unit 23 Parham Drive is a detached building located on a site of 0.31 acres giving the unit a fenced and gated yard of 0.227 acres. The main warehouse has been fully refurbished with new roof covering and elevation cladding. The unit benefits from translucent panels and an electric loading door of 3.56m x 4m.

The ground floor provides a reception area, separate office, meeting room, WC and shower facilities. The first floor offers open plan office space with air conditioning and a kitchenette facility.

Accommodation

The accommodation has been measured on a gross internal basis and comprises the following:-

Name	Sq ft	Sq m
Ground - Warehouse, office and ancillary	3,417	317.45
1st - Offices and ancillaries	827	76.83
Total	4,244	394.28

Terms

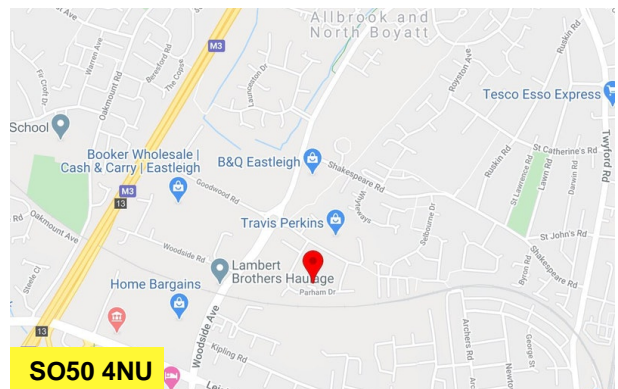
The premises are available by way of a new full repairing and insuring lease on terms to be agreed. Quoting rent is £55,000 per annum exclusive of any other outgoings.

Viewings

Strictly by appointment through the sole agents.

Legal Costs

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



Viewing & Further Information

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