

PROPERTY PARTICULARS

TO LET

Modern Detached Light Industrial Unit

4,031 sq ft (374.48 sq m)

**10+ car parking spaces
Extensive mezzanine floor
Well maintained industrial estate**



**Unit 3/4 Vancouver Wharf,
Hazel Road,
Woolston,
Southampton, SO19 7BN**

Harbour Lights, Maritime Walk, Ocean Village,
Southampton, SO14 3TL

www.keygrove.com

Keygrove is the trading name of Keygrove Commercial Limited

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.


Keygrove

CHARTERED SURVEYORS

023 8063 5333

LOCATION Hazel Road is the main employment area in Woolston, Southampton on the east side of the River Itchen. The premises is located 6 miles from the M3 and 5 miles from the M27. Southampton Central station is 2.5 miles away while Southampton Airport is approximately 5 miles away.

DESCRIPTION The property comprises a modern detached industrial unit with first floor offices and extensive mezzanine. The workshop has a manual roller loading door (3.59m wide x 4.00m high), fluorescent lighting, 3 phase electricity and a gas fired hot air blower. The offices benefit from LED lighting and air conditioning. There are 2 kitchenettes plus ladies, gents and disabled WC's. Intruder alarm. There are 4 parking spaces on the forecourt in front of the property (without blocking the roller shutter door), 6 additional spaces at the rear of the property (without double parking) plus additional road side parking.

ACCOMMODATION Approximate gross internal floor areas

Ground floor reception	118 sq ft	10.96 sq m
Ground floor workshop	1,765 sq ft	163.97 sq m
Ground floor store 1	195 sq ft	18.12 sq m
Ground floor store 2	74 sq ft	6.87 sq m
Ground floor kitchen	33 sq ft	3.07 sq m
First floor office 1	175 sq ft	16.26 sq m
First floor office 2	375 sq ft	34.84 sq m
First floor kitchen	49 sq ft	4.55 sq m
Mezzanine office	477 sq ft	44.31 sq m
Ladies, gents & disabled WC's		
Total Gross Internal Area	4,031 sq ft	374.48 sq m

TERMS The premises are available on a new full repairing and insuring lease at an initial rent of £28,000 per annum exclusive.

RENT £28,000 per annum

SERVICE CHARGE There is a service charge payable in respect of this property. Further information is available on request.

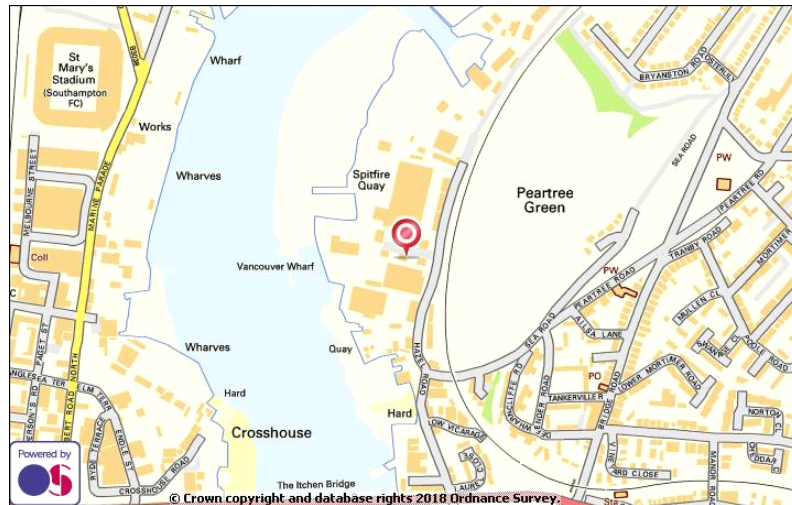
RATES We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £13,500. We recommend that prospective tenants verify this with the Valuation Office.

EPC EPC rating C61. A copy of the EPC is available on request.

LEGAL COSTS Parties to pay their own legal costs.

VAT We are advised that VAT will be payable.

Unit 3/4 Vancouver Wharf, Hazel Road, Woolston, Southampton, SO19 7BN



VIEWING

Strictly by appointment through sole agents **KEYGROVE CHARTERED SURVEYORS**

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Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at www.leasingbusinesspremises.co.uk.

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 incidence 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 100033966