

UNIT 4 HEDGE END TRADE PARK, TOLLBAR WAY, HEDGE END,
HAMPSHIRE SO30 2JN



TRADE COUNTER WAREHOUSE TO LET



KEY FEATURES

- Premier trade location
- Just off junction 7 of the M27
- Fellow operators include:
 - * Halfords
 - * Formula One Auto Centres
 - * Pizza Hut
 - * KFC
 - * Sliderobes
 - * Hammond Furniture
 - * American Golf

232.81 sq m (2,506 sq ft)

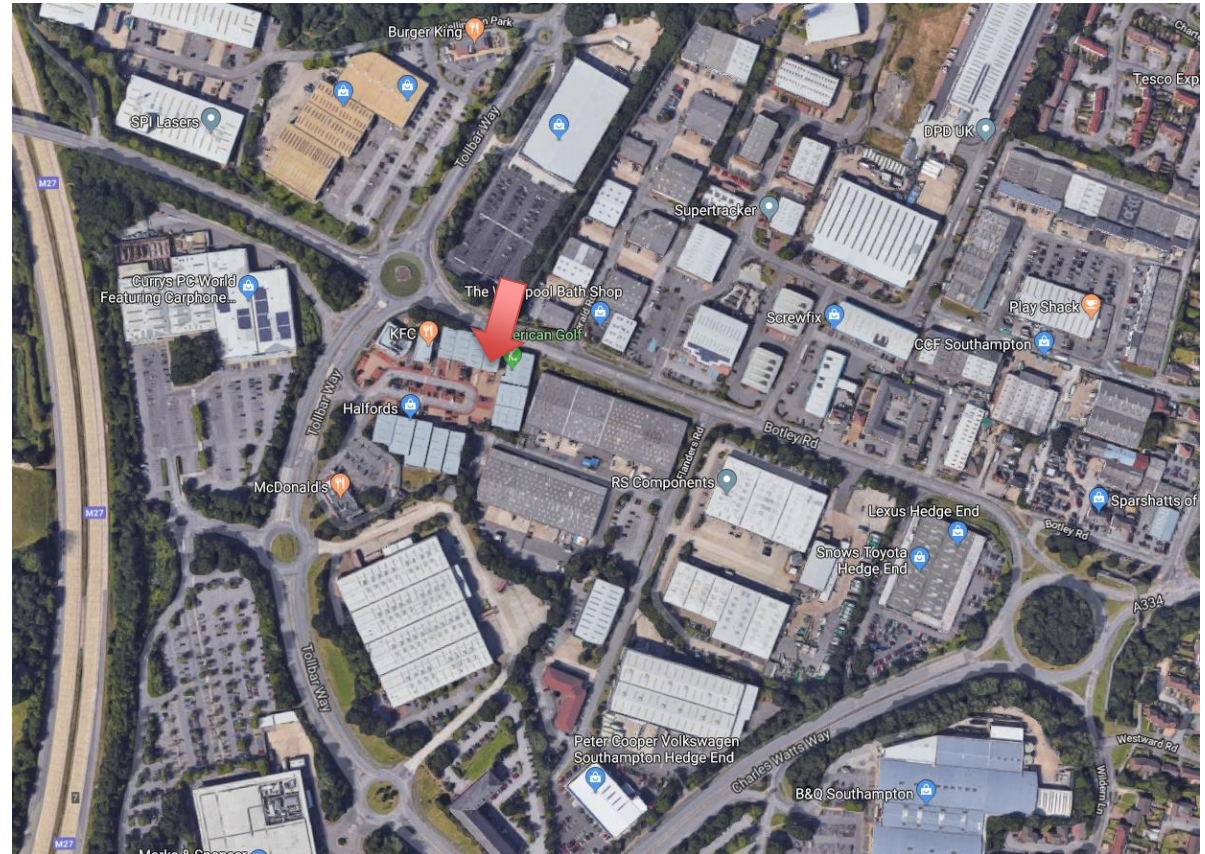
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LOCATION

Hedge End Trade Park is the premier trade location for Hedge End superbly located just off Junction 7 of the M27 home to one of the largest Marks & Spencer and Sainsbury's out of town stores for Southampton and Portsmouth.

Tollbar Way and Botley Road both border Hedge End Trade Park home to industrial, trade and retail operators including Wickes, Magnet, TK Maxx, Snows Toyota/Lexus and Peter Cooper, VW Car Dealerships.



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DESCRIPTION

Hedge End Trade Park is accessed immediately off the main Tollbar Road with totem pole signage at the entrance. The estate comprises three terraces arranged in a horseshoe providing clear and open car parking and forecourt display areas. Unit 4 is located on the side terrace next to American Golf and Formula One Auto Centres.

Unit 4 has a rear elevation fronting Botley Road offering Prominent main road signage. There is a sectional loading door to the front elevation.

Internally the unit is clear span with good natural light and approximately 5.5 metre eaves height to the underside of the haunch.

Externally there are 4 car parking spaces immediately in front of the unit and also visitor's car parking in the middle of the estate.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has a net internal floor area of **2,506 sq ft (232.81 sq m)**.

TERMS

The property is available by way of an assignment of the current lease, which expires on 4 June 2022.

Alternatively, a new lease is available, subject to negotiation.

RENT

£52,000 per annum exclusive of business rates, service charge and VAT.

RATEABLE VALUE

We are advised by online enquiry via www.voa.gov.uk that the property has a Rateable Value of £40,750 (ref: 422936) as of 1 April 2017.

However, interested parties are advised to confirm the accuracy of this information.

LEGAL COSTS

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

EPC

C: 53

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

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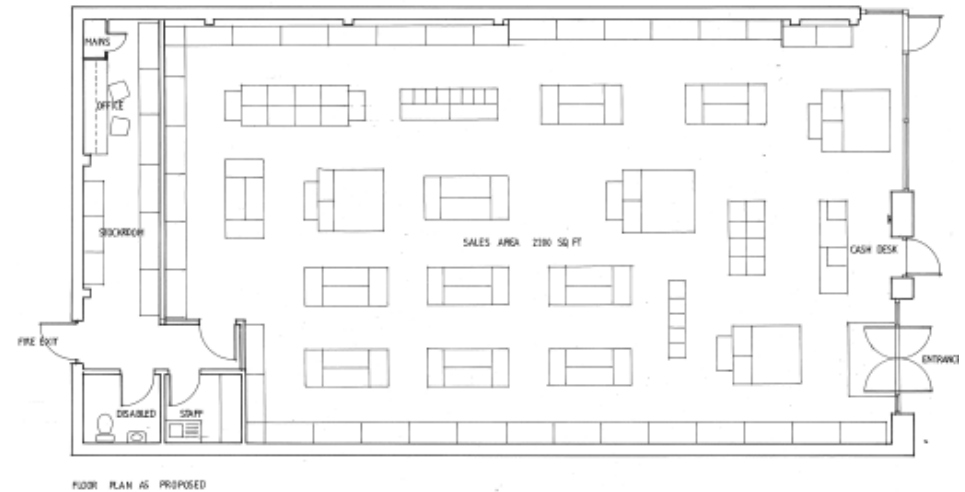
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SUBJECT TO CONTRACT
July 2019

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