



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

New build industrial/ warehouse/ trade counter units

**Units 1-6, Totton Business Park, Salisbury Road, Totton,
Southampton SO40 2RW**



KEY FEATURES

From 371m² (4,000 ft²)

To 2,920m² (31,430 ft²)

**Minimum eaves (Units 1-3, and
5-6) 6.5m**

Minimum eaves (Unit 4) 8.0m

**Double glazed powder coated
aluminium window and
personnel doors**

**All mains services including 3
phase electricity**

On site car parking

**Electrically operated up and over
loading doors**

**Micro-rib/Cedar cladding to the
elevations**

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Visit: www.hlp.co.uk

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

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Description

The proposed scheme comprises three blocks of new build industrial/ warehouse and trade counter units in various sizes from 4,000 sq ft up to 31,430 sq ft.

Specification

- Minimum eaves (Units 1-3, and 5-6) 6.5m
- Minimum eaves (Unit 4) 8.0m
- Double glazed powder coated aluminium window and personnel doors
- All mains services including 3 phase electricity
- On site car parking
- Electrically operated up and over loading doors
- Micro-rib/Cedar cladding to the elevations
- Prominent location, close to Junction 2 of the M27



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Accommodation

Unit	Floor	sq m	sq ft
1	Ground	371.6	4,000
2	Ground	371.6	4,000
3	Ground	371.6	4,000
4	Ground	2,641.2	28,430
	First	278.7	3,000
	Total	2,919.9	31,430
5	Ground	682.8	7,350
	First	116.1	3,000
	Total	799.0	8,600
6	Ground	371.6	4,000
	First	37.2	400
	Total	408.8	4,400
Total		5,242.5	56,430

Terms

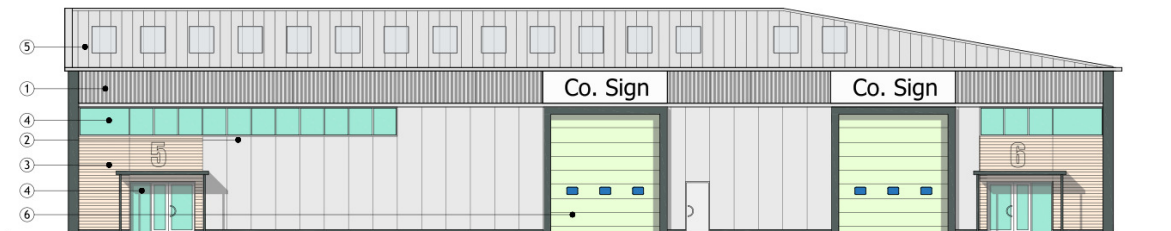
The units are available by way of a new full repairing and insuring leases on terms to be agreed



Front Elevation



Front Elevation

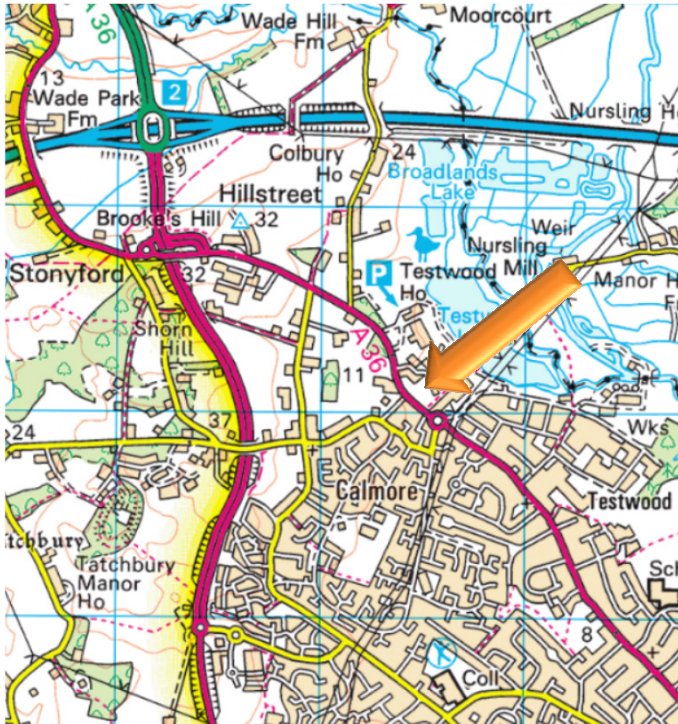


Front Elevation

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Location

The proposed development is located on the A36 Salisbury Road to the north of Totton town centre, and adjacent to AFC Totton football club. Junction 2 of the M27 is approximately 1.3 miles to the north west via the A36 and A326.

Rateable Value

TBC

Legal Costs

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

Viewing

Strictly by appointment with the sole agents Hellier Langston.

Rent

On application

EPC

TBC

VAT

We are informed that the premises will be elected for VAT

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Property Misdescriptions Act 1991 - Services & Planning

We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Hellier Langston has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.