



# TO LET

## Modern Industrial/Warehouse Unit 5,220 sq ft (485 sq m)



Entrance to the park from Unit 3.

### Unit 3

## Flanders Industrial Park

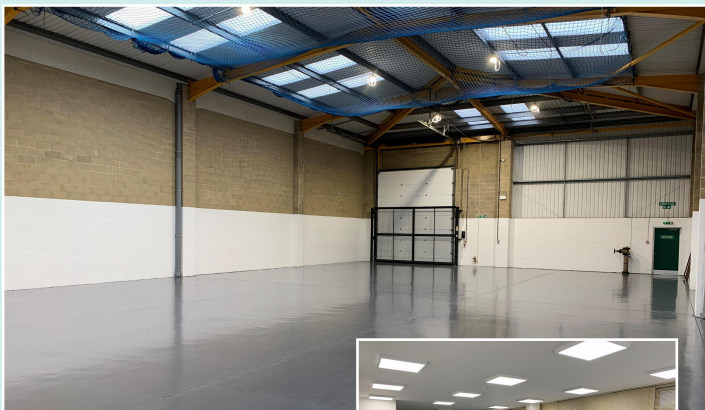
Hedge End Southampton SO30 2FZ

The property is located on the Flanders Industrial Park, which is well situated off Botley Road and Charles Watts Way (A334) close to junction 7 of the M27 between Southampton and Portsmouth.

Hedge End is a well-established retail, industrial and trade counter location. Nearby occupiers include Sainsbury's, Marks & Spencer, B&Q, Magnet and Import Services and on the adjoining Royal London Park a Peter Cooper Volkswagen showroom and a Hermes delivery depot.

- Fully refurbished
- 7.1m eaves height
- 12 car parking spaces
- Separate service yard and office car parking
- 1 up and over electric loading door
- Out of hours electric estate security barrier





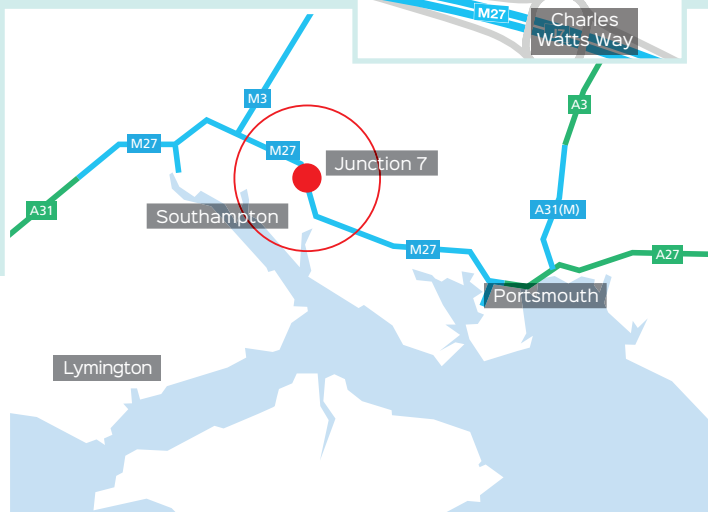
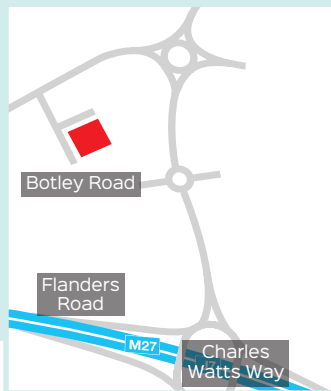
## Accommodation

**Ground Floor:**  
4,284 sq ft (398 sq m)

**First Floor:**  
936 sq ft (87 sq m)

**Total:**  
5,220 sq ft (485 sq m)

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate gross internal area.



## UNIT 3 5,220 sq ft (485 sq m)

Unit 3 is of steel portal frame construction with a mix of brick and metal profile cladding to the elevations. The unit benefits from ancillary office accommodation and loading facilities.

Internally the warehouse area has a minimum eaves height of 7.1m and the offices benefit from suspended ceilings, diffused lighting, male, female and disabled WCs and kitchen facilities.

### ■ Specification

- 1 up and over electric loading door 4m (w) x 5m (h)
- 7.1m eaves height
- 6.00m haunch height
- 7m ridge height
- Sodium lighting
- 20% day light roof panels
- Capped sprinkler service pipe
- 12 car parking spaces
- Male, female and disabled WCs
- Out of hours electric estate security barrier

### ■ Terms

The property is available on a new lease for a term to be agreed.

### ■ Rateable value

Warehouse & Premises. Rateable Value: £44,000.  
Source: [www.voa.gov.uk](http://www.voa.gov.uk)

### ■ Energy Performance Certificate

C-60. An Energy Performance Certificate (EPC) is available on request.

### ■ Legal Costs

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

### ■ Rent

On application.

### ■ Viewing

Strictly by appointment through the joint sole agents:

**Matthew Poplett**  
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