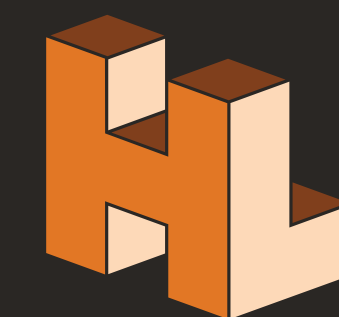




UNIT 1 WATERLOO INDUSTRIAL ESTATE  
Flanders Road, Hedge End, Southampton, SO30 2QT

TO LET | 16,995 sq ft (1,578.91 sq m)









HELLIER  
LANGSTON

## Description

Unit 1 comprises a semi-detached industrial / warehouse unit. The unit is constructed on a steel portal frame with part brick, part profile metal sheet elevations under an asbestos cement sheet roof with intermittent roof lights. There is access directly to the warehouse via a loading door or a separate pedestrian door on the front elevation. In addition is a pedestrian door providing access to the two-storey office located on the front of the property. This includes a waiting area, meeting room, male and female WCs plus open plan office area at first floor.

The tenant has made alterations to the unit with the addition of a mezzanine office with open plan area and private office, which acts as an extension to the original offices, plus a separate mezzanine store. Subject to agreement, these additions can be inherited by an ingoing tenant.

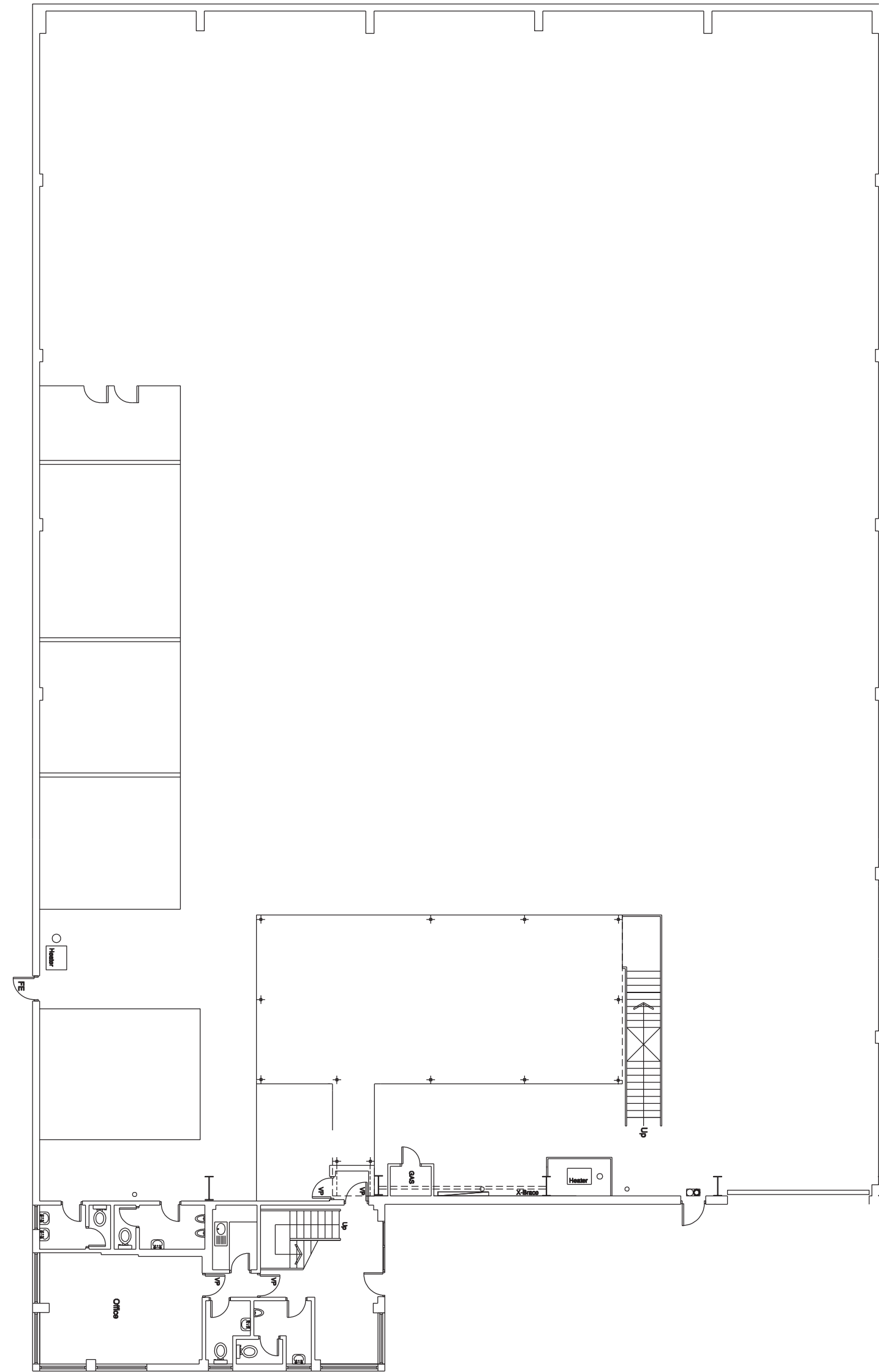
## Summary

-  Approx. 5.74m underside eaves & 8.20m underside ridge
-  Steel portal frame
-  High bay LED strip lights to industrial/warehouse area
-  HT 2000 gas air blower
-  Office content including open plan areas and meeting room
-  Adjacent M27 Junction 7



# Floor Plans

## Ground Floor Plan



## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

Floor	Sq. m	Sq. ft
Ground Floor	1,334.30	14,362
First Floor Office	75.09	808
Mezzanine Office (tenant works)	82.72	890
Mezzanine Storage (tenant works)	86.80	934
<b>Total</b>	<b>1,578.91</b>	<b>16,995</b>

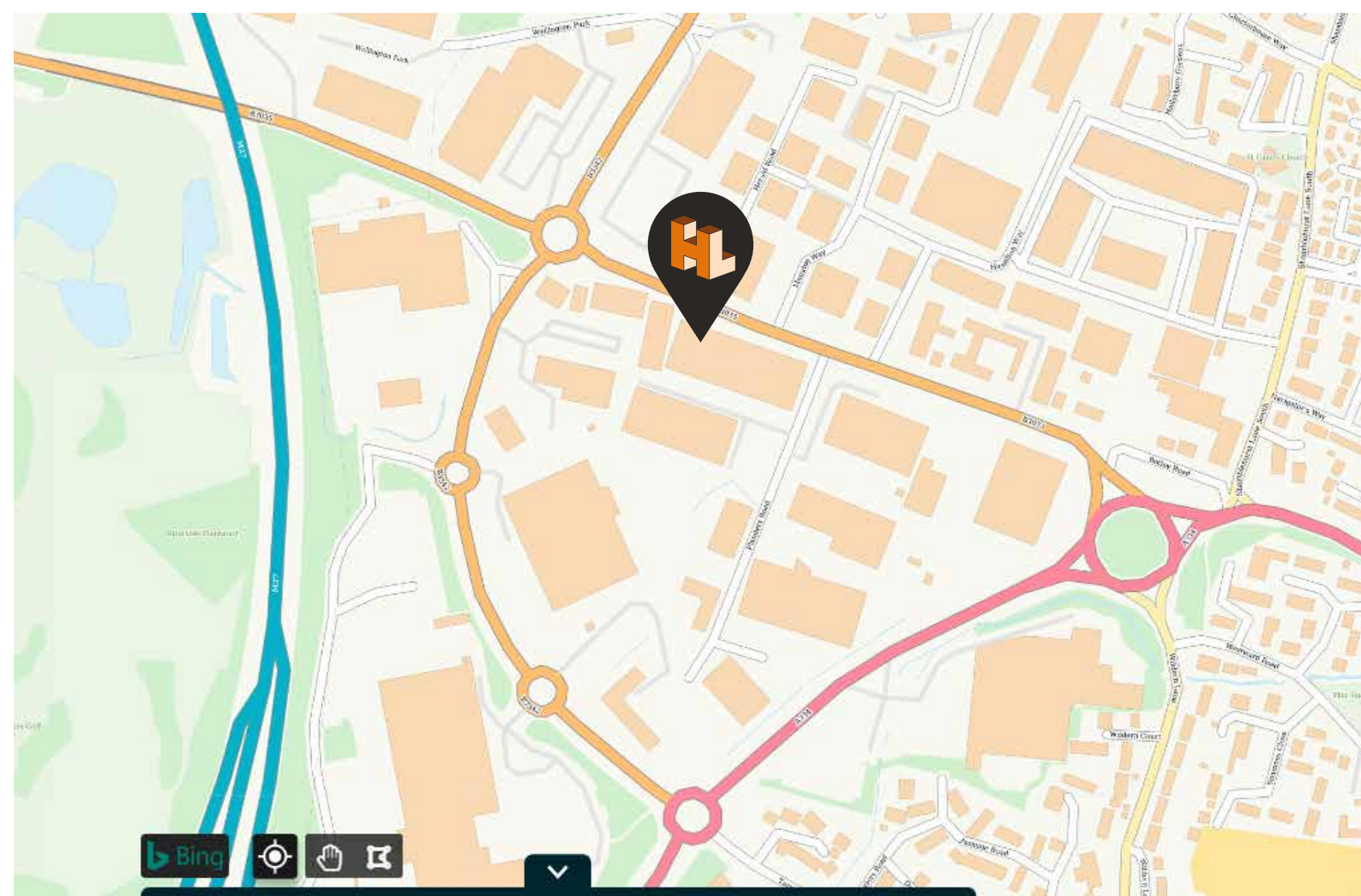


## Location

The unit is on the established Waterloo Industrial Estate on Flanders Road off Botley Road in Hedge End.

The immediate area is characterised by a mixture of industrial, trade counter and retail warehouse occupiers. The estate is also currently occupied by Lok'nStore, Nats, Howdens Joinery Co, N&C, Nicoband and Steam Electric Co Ltd. Nearby is also Halfords, Tile Flair and ScrewFix.

Access to Junction 7 of the M27 is via Botley Road and Charles Watts Way (A344) dual carriageway. Hedge End train station has service to Southampton, Fareham and Portsmouth with links to national rail network. Air services are provided from Southampton International Airport located at Junction 5 of the M27.



## Terms

Available by way of an Assignment of the existing full repairing and insuring lease originally granted for a term of 5 years from 20 June 2020.

## Rent

Passing rent £135,000 per annum exclusive of all other outgoings.

## Estate Charge

An Estate Charge is levied to cover communal costs.

## Rateable Value

The premises are assessed as a whole as Workshop and Premises with a 2023 Rateable value of £108,000.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

## Viewing

Strictly by appointment with the sole agents.

## AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

## Code for Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

Schedule an appointment

[www.hlp.co.uk](http://www.hlp.co.uk)

T: 01329 220 111

T: 02382 022 111

E: [fareham@hlp.co.uk](mailto:fareham@hlp.co.uk)

E: [southampton@hlp.co.uk](mailto:southampton@hlp.co.uk)

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