

TO LET

Industrial/Warehouse Unit

825.76 sq.m (8,888 sq.ft.) GIA



Unit E, Griffin Industrial Park, Brunel Road

TOTTON

Southampton SO40 3SH



Industrial/Warehouse Unit

TO LET

825.76 sq.m (8,888 sq.ft.) GIA

- 1.5 miles from Junction 2 of the M27 motorway
- Clear span industrial warehouse space
- Electrically operated up and over loading door
- Highbay warehouse lighting
- Fully fitted office accommodation

Location

Griffin Industrial Park is part of the larger Calmore Industrial Estate. The estate is situated at the corner of Stephenson Road and can also be accessed from Brunel Road, the main arterial route through the Estate. Calmore Industrial Estate is accessed via the A36 Salisbury Road which links to junction 2 of the M27 to the North and Totton Town Centre and Redbridge Road to the South.

Description

Griffin Industrial Park is a modern estate comprising 16 industrial/warehouse units on a site of approximately 3.30 hectares (8.16 acres).

Unit E is an end of terrace steel portal frame warehouse with profile metal sheet cladding and brickwork elevations beneath a pitched clear span roof. It is accessed via a loading door into the main warehouse or personnel entrance leading to the first floor office accommodation and male/female cloakroom facilities. Externally the unit benefits from a concrete loading apron and car parking.

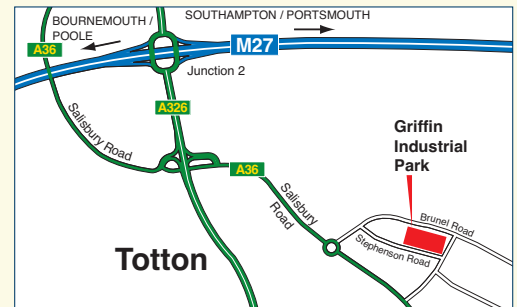
Accommodation

The gross internal floor area has been measured in accordance with the RICS Code of Measuring Practice as follows:

Ground floor warehouse and ancillary areas	753.45 sq.m	(8,110 sq.ft)
First floor offices	72.31 sq.m	(778 sq.ft)
Total GIA	825.76 sq.m	(8,888 sq.ft)

Additional Features

- Heights. Haunch 4.87m. Eaves 5.95m. Ridge 6.43m
- Loading door 3.96m wide by 4.89m high
- 3 phase power supply
- Concrete floor



Terms

The unit is available by way of a new Full Repairing and Insuring lease. Rent on application. Lease length by way of negotiation.

Rateable Value

According to the Valuation Office Website www.voa.gov.uk the unit has a Rateable Value of £45,250 from 1st April 2010.

Legal Costs

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

Viewing and Further Information

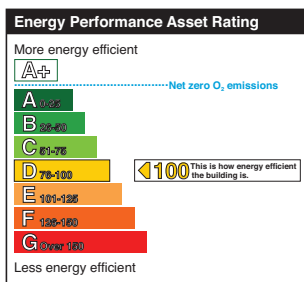
Viewing strictly by prior appointment with agents.

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May 2019