

For Sale To Let

- Modern Open Plan Space
- Good Car Parking
- Up to 7.59m Eaves
- Air Conditioning




Keygrove
www.keygrove.com
023 8063 5333

Industrial Unit with Offices & Secure Yard
11,070 sq ft (1,028.4 sq m)

Unit 1 & 2, 362B Spring Road, Southampton, Hampshire, SO19 2PB

Description

This is an industrial property with a dedicated yard and substantial, good quality offices. The property comprises both offices and a warehouse.

There is a mix of modern, open plan office space and private meeting rooms. There is air conditioning and central heating. There is some LED lighting. There are male and female WC's and a staff room with kitchen.

The warehouse has a roller shutter door of 5.13 m wide and 3.45 m high. There is a mezzanine floor in the warehouse which could be removed, the height under the mezzanine is 2.51m and the maximum eaves height is 7.59m.

Outside the unit, there is an EV car charging point. There is a 5,097 sq ft enclosed yard and additional car parking for at least 22 cars some of which are double parked.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Ground Floor Office	8,085	751.1
First Floor Boardroom	527	48.96
Warehouse	1,687	156.72
Mezzanine	771	71.63
Enclosed Yard	5,097	473.51
Total	11,070	1,028.4

Energy Performance Certificate

EPC rating Unit 1 C and Unit 2 D. A copy of the EPC's are available on request.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £85,000 per annum exclusive. The freehold is available unconditionally for £1,000,000.

Rates

To be re-assessed. The property is currently assessed to include Unit 3. Interested parties should make their own enquiries of the Valuation Office.



Location

Sholing is a mostly residential suburb of Southampton. The property is located within an established industrial estate. Sholing train station is a short walk to the south. There is excellent access to J7 & J8 of the M27 and also into Southampton city centre via either The Itchen Bridge or Bitterne Road West (A3024).

For all enquiries:

Lauren Udall MRICS

Email: lu@keygrove.com
Direct Dial: **023 8083 5964**
Office: **023 8063 5333**
Mobile: **07388 949740**

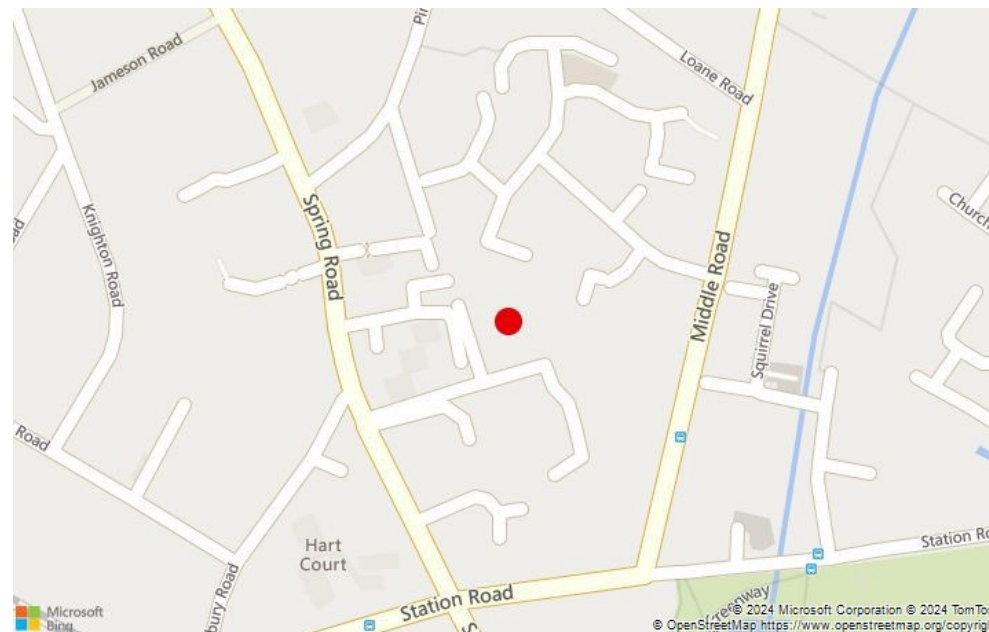
James Allen

Email: ja@keygrove.com
Direct Dial: **023 8083 5962**
Office: **023 8063 5333**
Mobile: **07717 767478**

Shane Prater

Email: shane@quintons.co.uk
Direct Dial: **(01635) 551441**
Mobile: **(07836) 215126**

Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

Date published 11-Mar-2024

