



TO LET

DETACHED WAREHOUSE - 113,071 SQ FT WITH DUAL ACCESS SECURE YARD



## **DESCRIPTION**

The property comprises a substantial warehouse building built in 1989. Constructed with a steel portal frame and profiled metal composite panel roof, the property comprises 4 bays with office accommodation linking to the front (western) elevation.

There are 11 loading doors, 4 of which are covered by a high level canopy, and 62 parking spaces.



9.1m eaves height, 8.2m haunch, 11.8m ridge



11 level access loading doors



6.79 Acres Fully self-contained site



Dual access secure rear & side concrete surfaced yards



Reception



First floor offices with separate office parking

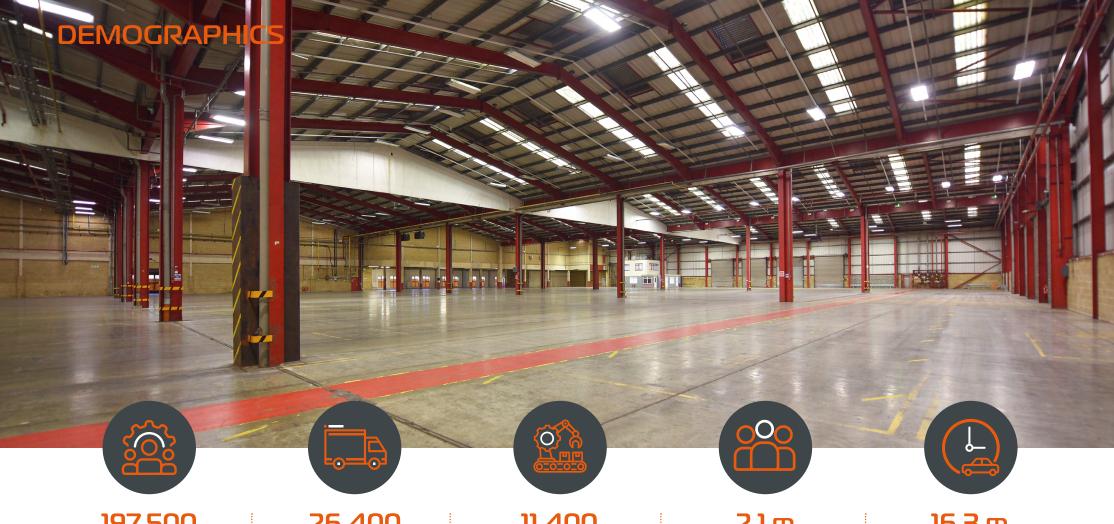






# **ACCOMMODATION**

Gross Internal Areas	Sq ft	Sq m
Warehouse & Ancillary	98,377	9,139
First Floor Offices	14,694	1,365
Total	113,071	10,504



197,500 workforce

within the Southampton & Eastleigh area

26,400 employees

in the Transport & Storage sector

11,400 employees

in the Manufacturing sector

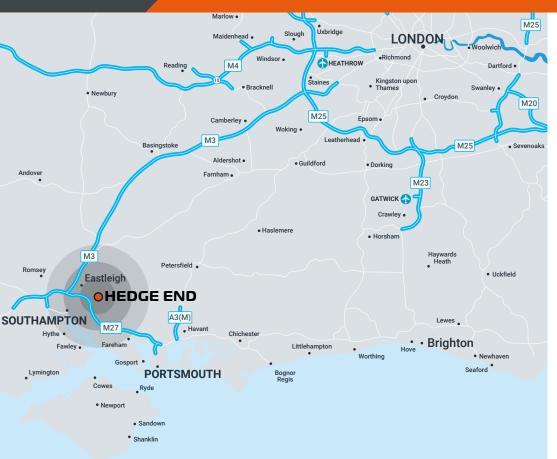
2.1 m population

within a 1 hour drive time

16.3 m population

within a 2hr 15mins drive time

(Source: Promis)



## **LOCATION**

The property enjoys a prime location surrounded by commercial and retail activity. Tollbar Way is situated  $\frac{1}{2}$  mile from J7 of the M27 with easy access provided via the A334 (Charles Watts Way). It is within easy reach of Southampton (6 miles) and Portsmouth (16 miles) and is within close proximity to the M3 and A3(M). Southampton Docks (via M27/M271) is 13 miles.













#### **VAT**

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

### **LEGAL COSTS**

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

#### **BUSINESS RATES**

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

#### **TERMS**

The property is available on a new lease; rent and terms on application.

#### **EPC**

TBC

#### **FURTHER INFORMATION**

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

### **VIEWINGS**

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