



Unit 6b Herald Industrial Estate, Herald Road, Southampton SO30 2JW

TO LET

Modern Industrial/Warehouse Unit with
External Forecourt -To Be Refurbished

**5,408 Sq Ft
(502 Sq M)**

DESCRIPTION

Unit 6b comprises a semi detached industrial/warehouse unit with loading canopy. The unit is of steel portal frame construction 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 beneath the canopy or a separate pedestrian door on the front elevation. Internally the unit has a small GF office, canteen/kitchen, male and female WC's and a corridor leading to warehouse area. The FF is fitted out as offices.

- ✔ ***TO BE REFURBISHED***
- ✔ **6.25m eaves / 5.12m haunch / 6.44m ridge**
- ✔ **First floor office**
- ✔ **Canopy warehouse loading**
- ✔ **14 car parking spaces**
- ✔ **Electric loading door**



LOCATION

The unit is on the established Herald Industrial Estate on Herald Road off Botley Road in Hedge End. The immediate area is characterised by a mixture of industrial, trade counter and retail warehouse occupiers, including the likes of Halfords, Tile Flair, ScrewFix and Howdens. Access to J7 of the M27 is via Botley Road and Charles Watts Way (A344).

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse & ground floor	4,303	400
First floor office	738	69
Canopy	367	34
Total	5,408	502

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

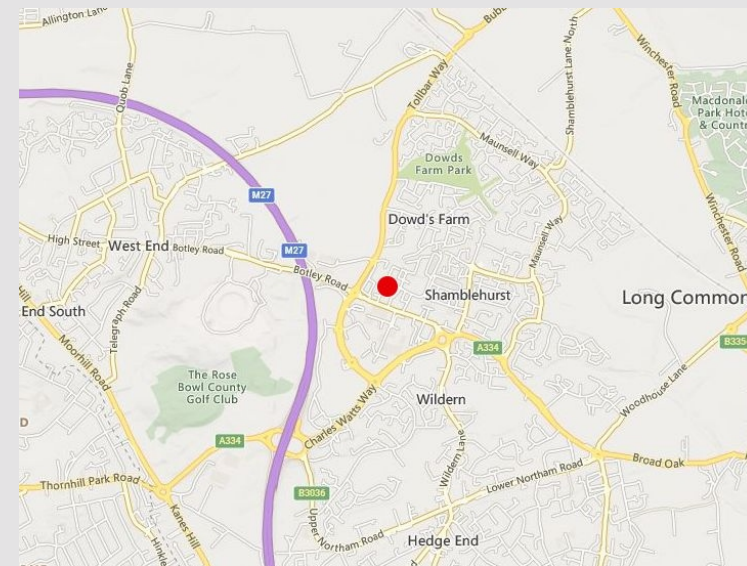
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The premises are available to let on a new FRI for a term to be agreed at a rent of £70,000 per annum exclusive.

EPC

The Energy Performance Certificate TBC



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Regulated by RICS 15-Mar-2023

VIEWING & FURTHER INFORMATION

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