

# UNIT TO LET

## 10,442 ft<sup>2</sup> (970 m<sup>2</sup>)



5.8M  
EAVES HEIGHT



ALLOCATED  
PARKING



FULLY  
REFURBISHED



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INDUSTRIAL/WAREHOUSE UNIT TO LET

**UNIT 2, SOUTH HAMPSHIRE INDUSTRIAL ESTATE**  
BRUNEL ROAD, TOTTON, S040 3SA







### LOCATION

The unit is prominently located at the entrance to the Calmore Industrial Estate close to the junction of Brunel Road and the A36 Salisbury Road within an established industrial area. South Hampshire Industrial Park to the north of Totton is approx 1.6 miles from the M27 (J2). Local occupiers on the estate include Royal Mail, Harvest Fine Foods, DX, DHL and Howdens.

### DESCRIPTION

Unit 2 is a modern, mid-terrace industrial/warehouse unit of steel portal frame construction with inner blockwork profiled cladding and brickwork elevations beneath a new pitched insulated roof with roof lights. There is a concrete yard to the front providing a loading apron and ample car parking. The unit has been comprehensively refurbished.

### SPECIFICATION

- Fully refurbished
- 5.8m eaves height
- Large electric loading door (6.8 x 5.25m)
- Allocated parking and forecourt yard area
- First floor offices with LED lighting, carpet and
- Comfort cooling
- Additional boardroom, kitchen & WCs facilities

### ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 2	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor Warehouse	772	8,312
Ground Floor Offices	99	1,065
First Floor Offices	99	1,065
<b>Total</b>	<b>970</b>	<b>10,442</b>

### ENERGY PERFORMANCE RATING

B-42



### LEASE TERMS

The unit is available on a new full repairing and insuring lease.

### BUSINESS RATES

The property has a Rateable Value of £73,000. Potential occupiers are advised to rely on their own enquiries with regards to the business rates payable.

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



On behalf of the landlord



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