



Unit 5 Nelson Industrial Estate, Manaton Way, Hedge End S030 2JH

TO LET

Prominent Semi-Detached
Industrial/Warehouse Unit with Yard

**8,041 Sq Ft
(747 Sq M)**

Unit 5 Nelson Industrial Estate, Manaton Way, Hedge End SO30 2JH

DESCRIPTION

The property comprises a semi-detached warehouse of steel roof truss construction with lower brick and upper profile steel clad elevations all under a pitched roof incorporating translucent light panels. The property benefits from generous car parking which is situated both at the front and to the side of the unit. The property has open plan warehouse accommodation with ground floor reception, offices, WC's plus first floor offices.

- ✓ Close to J7 of the M27
- ✓ Min. 6.07m eaves
- ✓ Refurbished unit
- ✓ On site parking
- ✓ Capped services to be provided
- ✓ WC facilities



LOCATION

Nelson Industrial Estate is a well established industrial/warehouse and trade counter location which is accessed from Botley Road (B3035), which connects Charles Watts Way/Tollbar Way to J7 of the M27 within 1 mile. It is within easy reach of Southampton and Portsmouth and within close proximity to the M3 and A3(M).

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse/Entrance Reception	6,859	637
First Floor Offices	1,182	110
Total	8,041	747

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

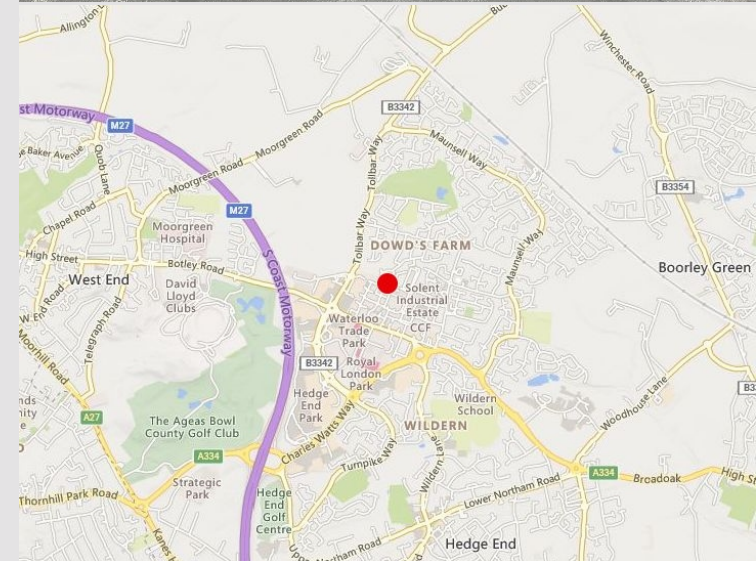
Warehouse & Premises £78,500 (<https://www.gov.uk/correct-your-business-rates>)

TERMS

The premises are potentially available to let from 24th March 2024 in full repair and newly decorated, on a new FRI lease at a quoting rent of £108,575 pa exclusive.

EPC

The Energy Performance Asset Rating is C64.



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Regulated by RICS 01-May-2024

VIEWING & FURTHER INFORMATION

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