



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

**TO LET**

MODERN INDUSTRIAL/WAREHOUSE  
UNIT \*TO BE REFURBISHED\*

**3,642 Sq Ft  
(338 Sq M)**



## DESCRIPTION

Unit 6a comprises a semi-detached industrial/warehouse unit with loading canopy and is constructed on a steel portal frame 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 ground floor office with electric wall heaters, WC's and a corridor leading to warehouse area. The first floor office is open plan.

- ✔ **6.25m minimum eaves height**
- ✔ **5.12m haunch / 6.44m ridge**
- ✔ **Canopy warehouse loading and forecourt**
- ✔ **7 allocated car parking spaces**
- ✔ **First floor offices**
- ✔ **\*To be refurbished\***

## LOCATION

The unit is on the established Herald Industrial Estate on Herald Road off Botley Road in Hedge End, via Junction 7 of the M27. 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.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse and ground floor	2,901	270
First Floor Offices	365	34
Canopy	376	35
<b>Total</b>	<b>3,642</b>	<b>338</b>

## 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.

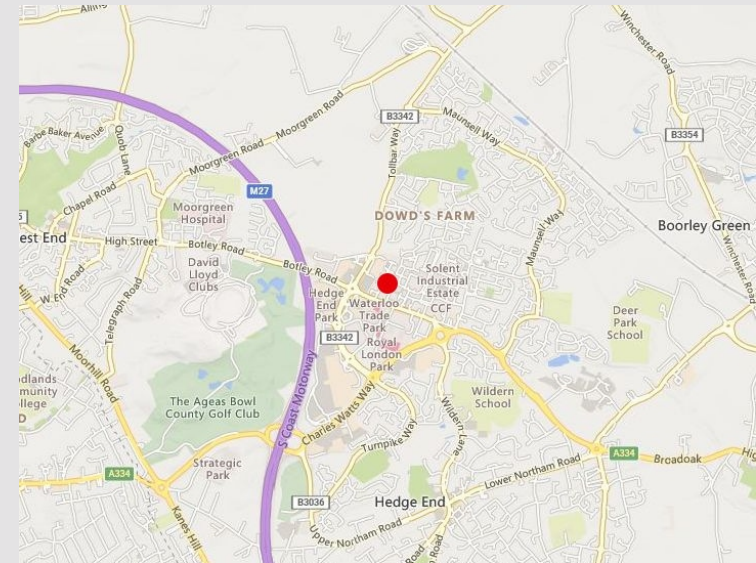
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The premises are available on a new FRI lease for a term to be agreed. £50,000 pa exclusive of VAT and all other occupational costs.

**EPC** - The Energy Performance Asset Rating is C-75.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



**Dan Rawlings**  
07702 809192  
[drawlings@lsh.co.uk](mailto:drawlings@lsh.co.uk)

**Luke Mort**  
07591 384236  
[lmort@lsh.co.uk](mailto:lmort@lsh.co.uk)



**Matt Poplett**  
07971 824525  
[matt@hlp.co.uk](mailto:matt@hlp.co.uk)

**Jason Webb**  
07989 959064  
[jason@hlp.co.uk](mailto:jason@hlp.co.uk)