

TO BE  
REFURBISHED

TOLLBAR WAY | HEDGE END SO30 2UH



# HEDGE END 113

**TO LET**

**DETACHED WAREHOUSE - 113,071 SQ FT**

WITH DUAL ACCESS SECURE YARD



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DETACHED WAREHOUSE - 113,071 SQ FT



## 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

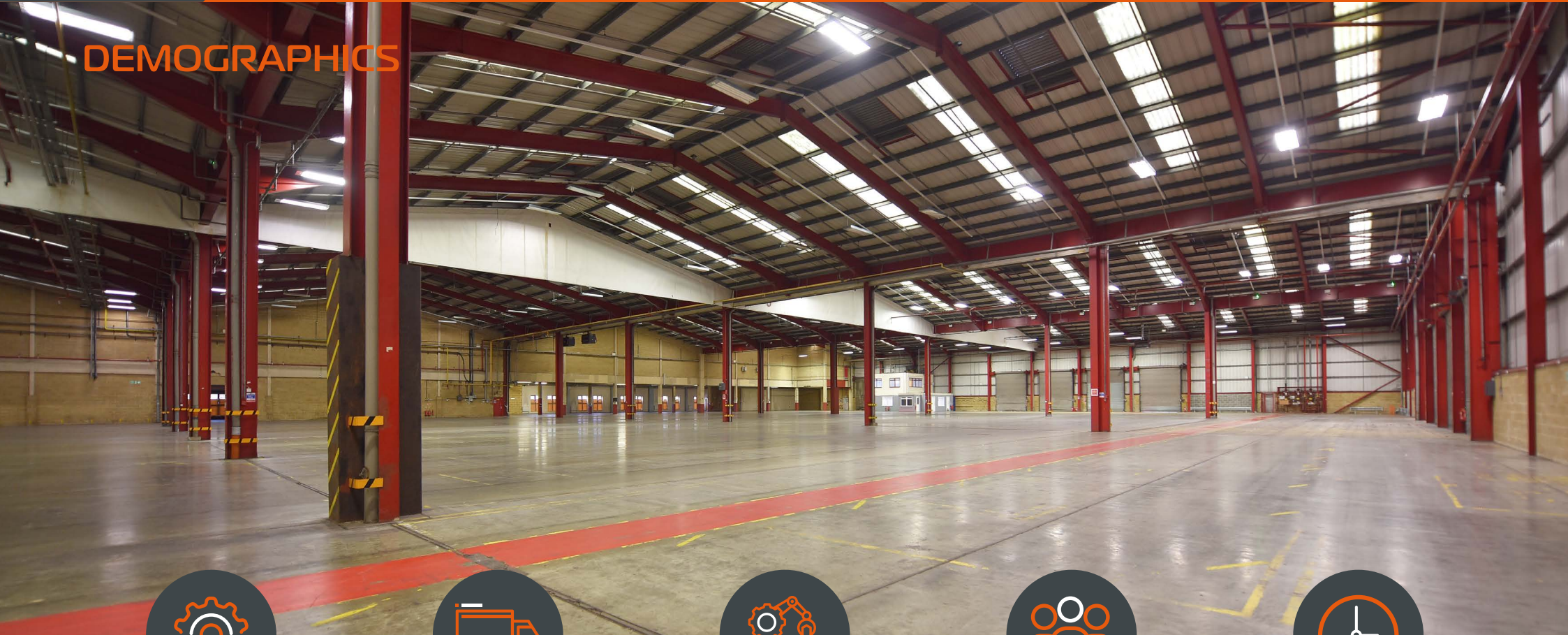


First floor offices  
with separate office  
parking

## ACCOMMODATION

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

# DEMOGRAPHICS



**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 ½ 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.





## VIEWINGS

**Lambert  
Smith  
Hampton**

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## 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 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.



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