



Unit 5 Nelson Industrial Estate

MANATON WAY, HEDGE END, SOUTHAMPTON, SO30 2JH



TO LET

Semi-Detached Prominent Industrial/Warehouse Unit with Yard

Close to Junction 7, M27

8,041 sq ft (746.99 sq m)

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 comprises open plan warehouse accommodation with ground floor reception, offices, WC's plus first floor offices.

Specification

- Minimum 6.07m Eaves
- Loading Door
- On Site Parking & Yard
- Gas Blower Heater to Warehouse
- WC Facilities
- 22 Car Parking Spaces
- EPC Rating – C64



Floor Area	Sq Ft	Sq M
Warehouse Including Entrance Reception & Ancillaries	6,859	637.22
First Floor Offices	1,182	109.77
Total Floor Area (GIA)	8,041	746.99





Location

Nelson Industrial Estate is accessed from Botley Road (B3035) which connects Charles Watts Way/Tollbar Way to Junction 7 of the M27 within 1 mile. A well established industrial/warehouse and trade counter location, it is within easy reach of Southampton (6 miles) and Portsmouth (16 miles) and is within close proximity to the M3 and A3(M).

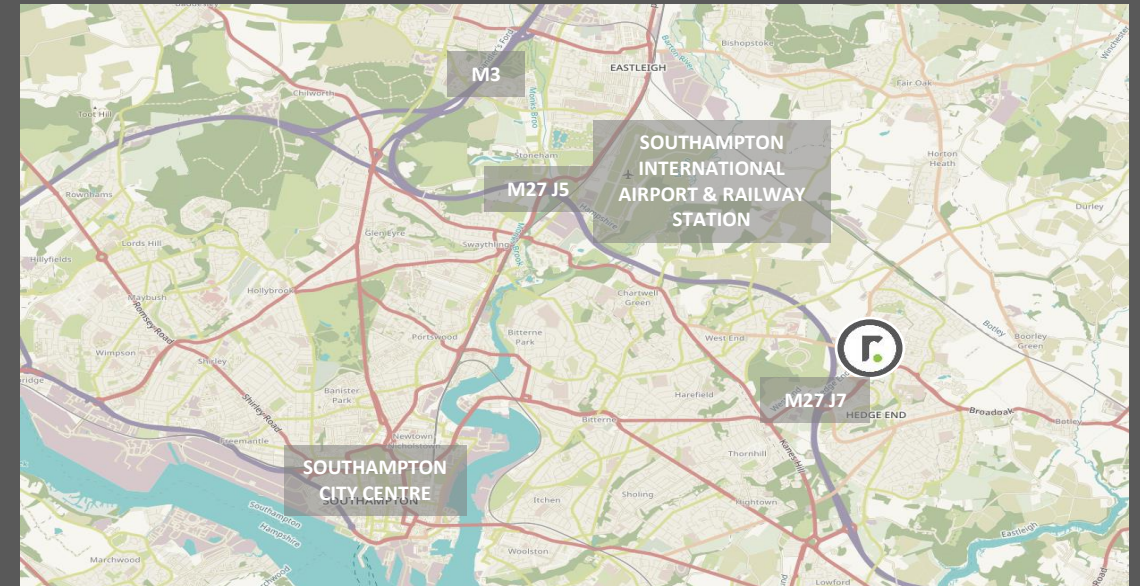
Terms

The premises are available to let in full repair and newly decorated, on a new FRI lease at a quoting rent of £108,575 per annum exclusive.

Business Rates

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

Destinations	Miles
Southampton International Airport	6
Southampton Airport Parkway	6
Southampton	6
Portsmouth	16
Bournemouth	38
Heathrow Airport	70
Central London	82



Unit 5 Nelson Industrial Estate, Hedge End, Southampton

SAT NAV: SO30 2JH

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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