

To Let

- Close to M27
- First Floor offices
- Popular Business Park
- Good Car Parking




Keygrove
www.keygrove.com
023 8063 5333

Business Unit

2,141 sq ft (198.9 sq m)

13, Westwood Court, Brunel Road, Totton, Hampshire, SO40 3WX

Description

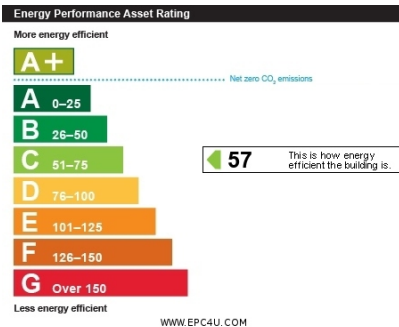
Unit 13 comprises a mid terrace business unit with first floor office space. There is a roller shutter door (3.0m wide and 2.5m high). The unit benefits from three phase power and central heating. There are 3 car parking spaces.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Ground Floor	1,401	130.15
First Floor	1,327	123.28
Total	2,141	198.9

Energy Performance Certificate

EPC rating C 57 A copy of the EPC is available on request.



Terms

Unit 13 is available on a new full repairing and insuring lease at an initial rent of £33,000 per annum exclusive.

Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value is £22,750. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



Location

Westwood Court is located off Brunel Road which is the main route through South Hampshire Industrial Park, a well established industrial estate located north west of Totton and accessed via the A36 Salisbury Road. Junction 2 of the M27 is approximately 2 miles to the north west and Southampton city centre is approximately 6 miles to the south east. Local occupiers include Jewson, Howdens, Graham the Plumbers Merchant and Harwoods Truck and Van Centre.

For all enquiries:

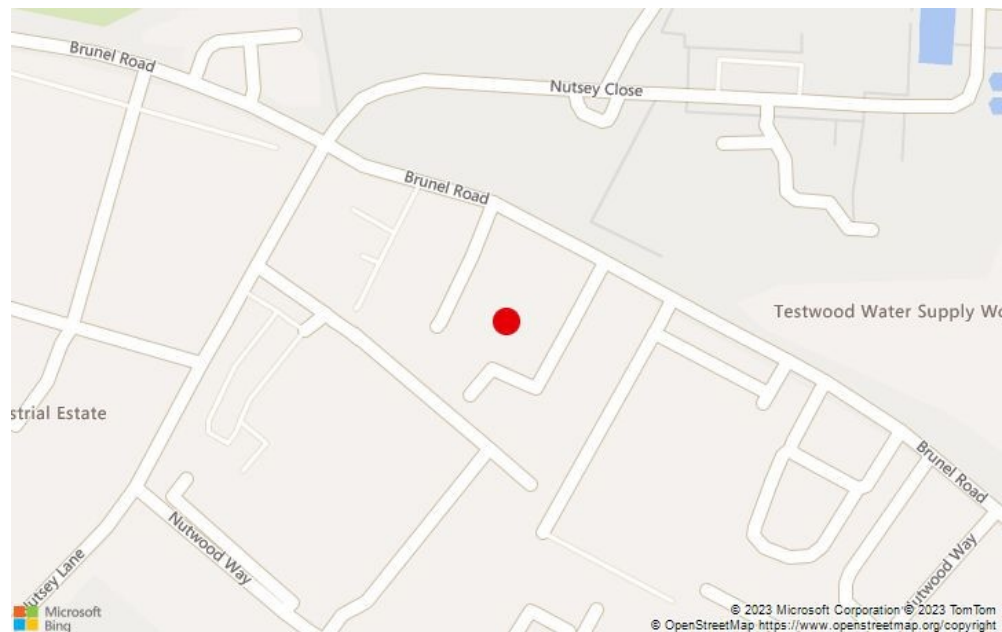
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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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