

To Let

- High Quality Offices
- High Bay Warehouse
- Close to M3 and M27
- Good Car Parking



Trade Centre/ Industrial Unit with Office
4,241 sq ft (393.99 sq m)

Unit E, Woodside Trade Centre, 34 Parham Drive, Eastleigh, Hampshire, SO50
4NU


Keygrove
www.keygrove.com
023 8063 5333

Description

This is a mid terrace trade counter/industrial unit with modern office space on the first floor. The warehouse is accessed via an electric roller shutter door (approx. 3m wide by 5m high). The height in the warehouse extends to approximately 5.5m and is approximately 2.5m under the mezzanine office. There is a ground floor WC and shower.

The office is modern and recently redecorated. It benefits from natural light and LED lighting. There is air conditioning and heating, raised access floors, suspended ceiling, a further WC and kitchenette. The property has a leased internet line which provides 100 gb internet speed. There is a potential of Solar PV income which provides a feed in tariff of approximately £1500 per annum and additional savings of £1300 per annum.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Ground Floor Warehouse and Storage	2,968	275.73
First Floor Office	1,273	118.26
Total	4,241	393.99

Energy Performance Certificate

EPC rating C68 A copy of the EPC is available on request.

Energy Performance Asset Rating

More energy efficient

A+ Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

68 This is how energy efficient the building is.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £57,300 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 of the property is £44,000. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



Unit E, Woodside Trade Centre, 34 Parham Drive, Eastleigh,
Hampshire, SO50 4NU

Location

Woodside Trade Centre is situated in Parham Drive, a well established industrial location off Woodside Way in Eastleigh. The property is located less than 1 mile from the M3 motorway and approximately 2.5 miles from the M27 motorway. Parham Drive forms part of the popular Boyatt Wood Industrial Estate. Nearby occupiers include B&Q, Screwfix Dulux Decorator Centre, Howdens and Carpet Barn.

For all enquiries:

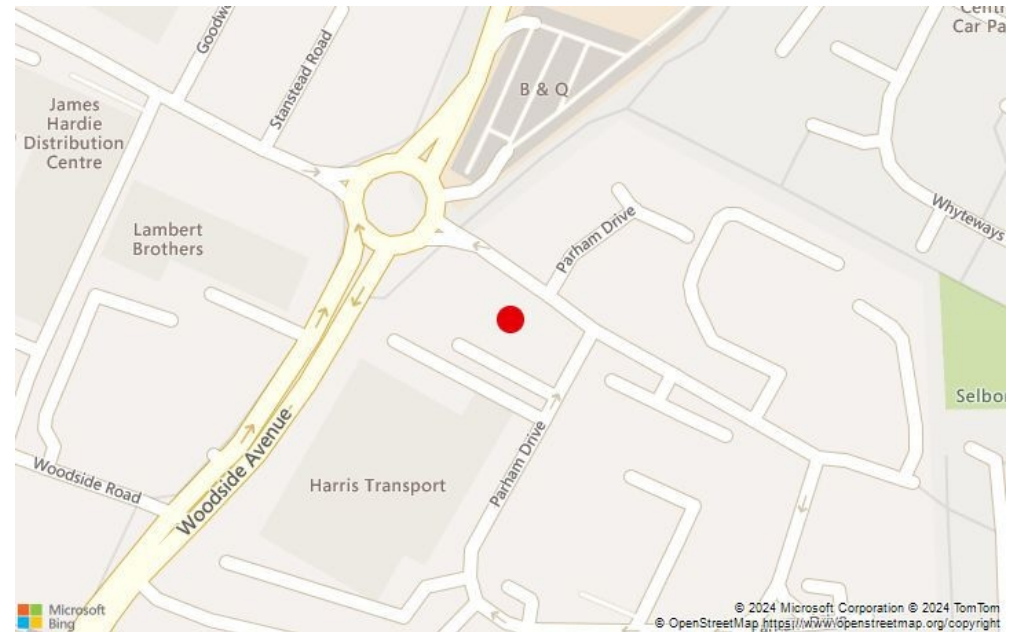
Lauren Udall MRICS

Email: lu@keygrove.com
Direct Dial: **023 8083 5964**
Office: **023 8063 5333**
Mobile: **07388 949740**

James Allen

Email: ja@keygrove.com
Direct Dial: **023 8083 5962**
Office: **023 8063 5333**
Mobile: **07976 677482**

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

Date published 11-Apr-2024

