

# For Sale

- Modern Open Plan Space
- Price Reduced
- Good Car Parking
- Up to 7.59m Eaves
- Air Conditioning
- Suitable for alternative uses STTP



  
**Keygrove**  
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Industrial Unit with Offices & Secure Yard  
11,070 sq ft (1,028.4 sq m)

Unit 1 & 2, 362B Spring Road, Southampton, Hampshire, SO19 2PB

## Description

This is an industrial property with a dedicated yard and substantial, good quality offices. The property comprises both offices and a warehouse.

There is a mix of modern, open plan office space and private meeting rooms. There is air conditioning and central heating. There is some LED lighting. There are male and female WC's and a staff room with kitchen.

The warehouse has a roller shutter door of 5.13 m wide and 3.45 m high. There is a mezzanine floor in the warehouse which could be removed, the height under the mezzanine is 2.51m and the maximum eaves height is 7.59m.

Outside the unit, there is an EV car charging point. There is a 5,097 sq ft enclosed yard and additional car parking for at least 22 cars some of which are double parked.

## Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Ground Floor Office	8,085	751.1
First Floor Boardroom	527	48.96
Warehouse	1,687	156.72
Mezzanine	771	71.63
Enclosed Yard	5,097	473.51
<b>Total</b>	<b>11,070</b>	<b>1,028.4</b>

## Energy Performance Certificate

EPC rating Unit 1 C and Unit 2 D. A copy of the EPC's are available on request.



### Terms

The freehold is available unconditionally for £900,000

### Rates

To be re-assessed. The property is currently assessed to include Unit 3. Interested parties should make their own enquiries of the Valuation Office.



## Location

Sholing is a mostly residential suburb of Southampton. The property is located within an established industrial estate. Sholing train station is a short walk to the south. There is excellent access to J7 & J8 of the M27 and also into Southampton city centre via either The Itchen Bridge or Bitterne Road West (A3024).

*For all enquiries:*

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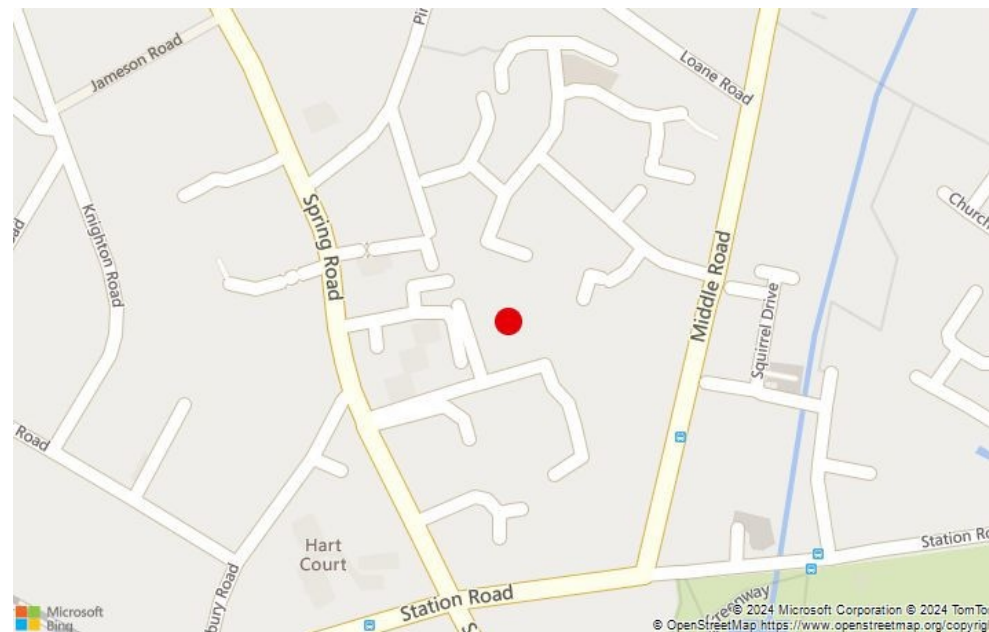
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## Map



## 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](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.

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