Hedge End 113, Tollbar Way, Hedge End, SO30

Modern Warehouse with Dual Secure Yards To Let

Tenure	To Let
Available Size	113,071 sq ft / 10,504.64 sq m
Service Charge	N/A
Business Rates	N/A
EPC Rating	Upon Enquiry

- 9.1m Eaves
- 11.8m Ridge
- Self contained site
- First floor offices with separate office parking
- 8.2m Haunch
- 11 Level Access Loading Doors
- 35 HGV spaces
- 10% Translucent Roof Lights

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.
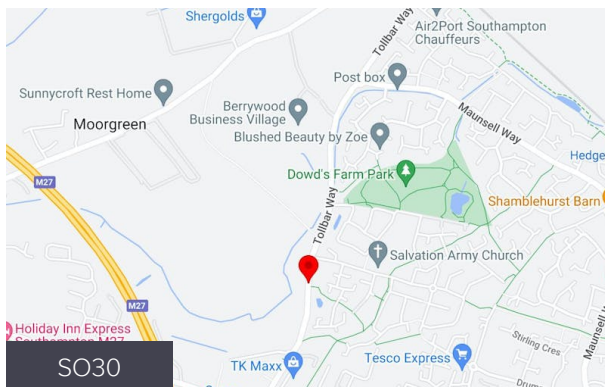
Location

The property enjoys a prime location surrounded by commercial and retail activity. Tollbar Way is situated half a mile from Junction 7 of the M27 with easy access provided via the A334 (Charles Watts Way). within 1 mile. 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	113,071	10,504.64	Available
Total	**113,071**	**10,504.64**	

SO30

Viewing & Further Information

Jonjo Lyles
020 3824 9417 | 07388 488252
jonjo.lyles@m1agency.co.uk

Sophie Cordery
07825380457 | 07825380457
sophie.cordery@m1agency.co.uk