

**TO LET**

**INDUSTRIAL PREMISES**

972 SQ FT // 90.30 SQ M GIA



HAMPSHIRE COMMERCIAL

goadsby

**UNIT 4 SHAKESPEARE BUSINESS CENTRE**  
HATHAWAY CLOSE, EASTLEIGH, HAMPSHIRE, SO50 4SR



## SUMMARY >

- END TERRACE
- 3 ALLOCATED PARKING SPACES
- EXCELLENT MOTORWAY LINKS
- SHORT DISTANCE FROM TOWN CENTRE

**RENT: £14,000** PER ANNUM EXCLUSIVE



## Location

Shakespeare Business Centre is located off Shakespeare Road near its junction with the (A335) Twyford Road and within close proximity of Eastleigh Town Centre.

Access to the M3 is via Junctions 12 & 13 both within approximately 1½ miles and the M27 can be accessed at Junction 5 within approximately 2 miles via Southampton Road. Southampton Airport is also within 2 miles. Eastleigh train station is approximately 1/3 mile to the south.

## Description

The property comprises an end of terrace industrial unit of brick and block construction with profile steel cladding to all but the lower front elevation. There is a pitched steel clad roof incorporating daylight panels and supported upon a steel portal frame.

Internally, the floor is concrete, the internal eaves height is approximately 5.01 metres and loading is via a manually operated sectional up and over door measuring approximately 2.93m high by 2.98m wide.

To the rear of the unit is a small office along with male and female cloakrooms and a small kitchenette.

Three phase electricity, gas and telecom are connected.

Externally there is a tarmacadam forecourt.

## Accommodation

Ground Floor 972 sq ft // 90.3 sq m

## Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

## Rent

£14,000 per annum exclusive of rates, service charge and VAT.

## Service Charge

A service charge will be applicable to include buildings insurance, details on request.

## Planning

The premises are suitable for light industrial use only and motor related trades will not be permitted.

In accordance with the planning permission granted on 31 January 1983 units can only be occupied between the hours of 7.00 am - 9.00 pm Monday-Saturday, not at all on Sundays and recognised Bank Holidays.

However, in accordance with our usual procedure, we would recommend that interested parties make their own enquiries of the local planning department at Eastleigh Borough Council (023 8068 8000) with regard to their own use.

## Rateable Value

£14,750 (from 1.4.23)

## EPC Rating

E - 121

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

