

TO LET

LIGHT INDUSTRIAL UNITS

FROM 600 SQ FT // 55.74 SQ M



HAMPSHIRE COMMERCIAL

goadsby

UNITS 9, 10 & 11 SHAKESPEARE BUSINESS CENTRE
HATHAWAY CLOSE, EASTLEIGH, HAMPSHIRE, SO50 4SR

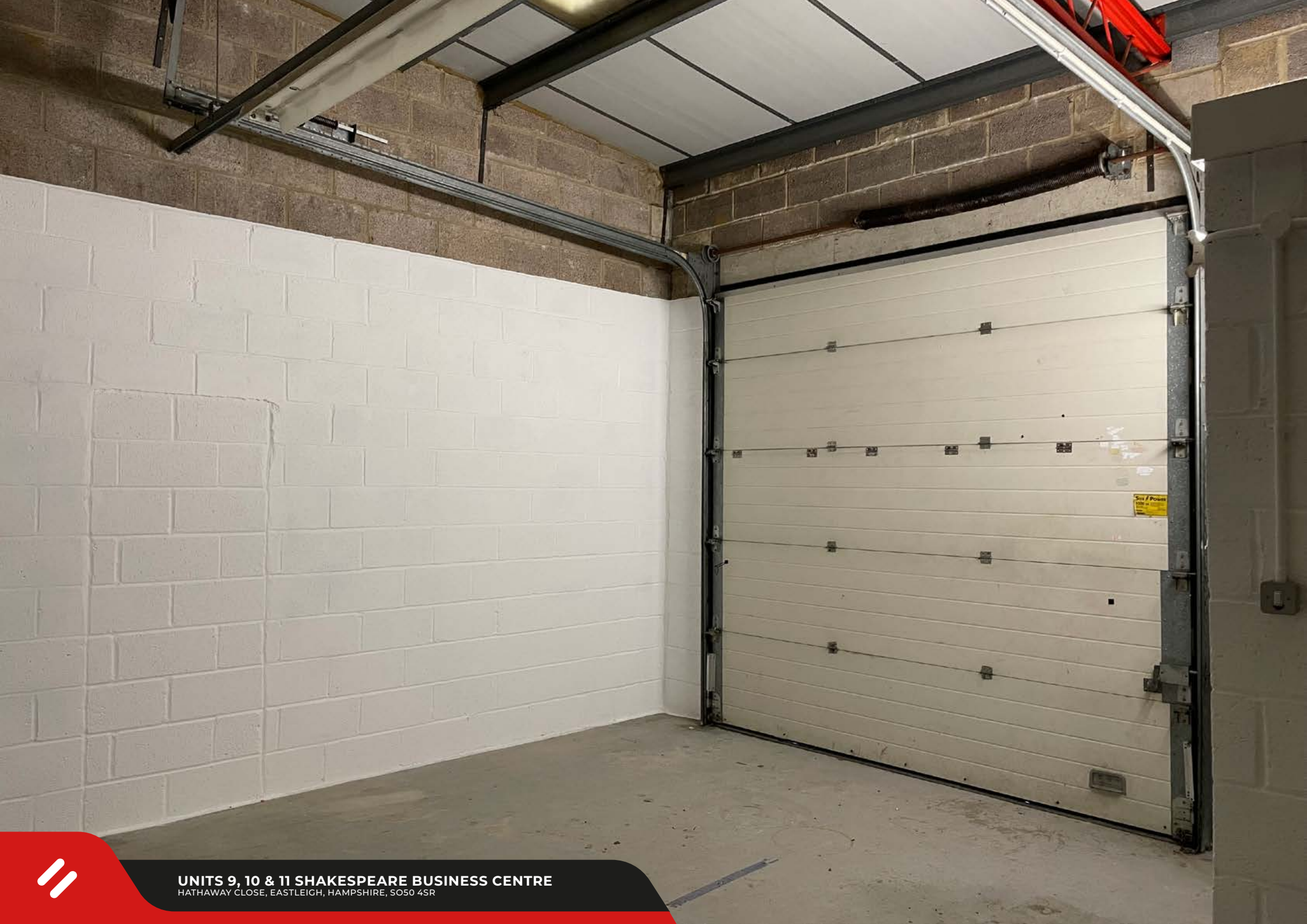
SUMMARY >

- POPULAR INDUSTRIAL ESTATE
- ALLOCATED PARKING SPACES
- EXCELLENT MOTORWAY LINKS
- SHORT DISTANCE FROM TOWN CENTRE

RENTS FROM: £9,000 P.A.X.



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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 properties comprise three terraced industrial units adjacent to each other and are 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 minimum eaves height is approximately 3.98m rising to 4.43m and loading is via a manually operated sectional up and over door measuring approximately 2.96m high by 3m wide. Each unit has a wc and Three phase electricity is connected. Externally there is a tarmacadam forecourt.

Accommodation & Rent

	sq m	sq ft	rent
Unit 9	55.74	600	£9,000
Unit 10	UNDER OFFER	-	-
Unit 11	55.74	600	£9,000

Rents are quoted exclusive of business rates, service charge and VAT.

Lease

Each Unit is available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

Rateable Value

To be re-assessed.

The units are currently combined under one assessment with a rateable value of £18,500. If split, it is likely that each unit will be applicable for 100% small business rate relief.

EPC Rating

Unit 9 - E - 124

Unit 10 - E - 120

Unit 11 - D - 85



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 31st January 1983 units can only be occupied between the hours of 7.00am - 9.00pm 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 with regard to their own use.

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)

