

# For Sale / To Let

- Immediately Available
- Current Solar PV Income of £4000
- Good Car Parking
- Roller Shutter Door
- Good Motorway Access



Industrial Unit in Popular Trade Park

4,471 sq ft (415.36 sq m)

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

  
**Keygrove**  
www.keygrove.com  
**023 8063 5333**

## Description

This mid terrace trade counter unit is in a corner position in Woodside Trade Centre. The current eaves height of the 2326 sq ft warehouse is 2.5m under the first floor office mezzanine. Upon a tenant's request the landlord can remove up to 65% of the first floor mezzanine, providing 5m eaves height.

The unit has a pedestrian entrance foyer and roller shutter door approximately 3m wide and 5m high. There is some LED lighting, some air conditioning, central heating and double glazing. The rear of the roller shutter is currently arranged as glazed shop frontage which could be removed.

There are WC and shower facilities on the ground floor, with staff kitchen. The first floor is mostly open plan with some meeting and board room space. The unit is currently combined with Unit A but will be split for the new owner/ tenant. There are 8 car parking spaces.

## Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Ground Floor	2,326	216.09
First Floor	2,145	199.27
<b>Total</b>	<b>4,471</b>	<b>415.36</b>

## Energy Performance Certificate

EPC rating C63. A copy of the EPC is available on request.





## Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £60,000 per annum exclusive. The freehold is available for £825,000.

## Rates

We have obtained information from the Valuation Office website and we understand that property is currently rated as both Units A and B combined. This will require reassessing for just Unit B. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

## VAT

We are advised that VAT will be payable.



Unit B, Woodside Trade Centre, 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:*

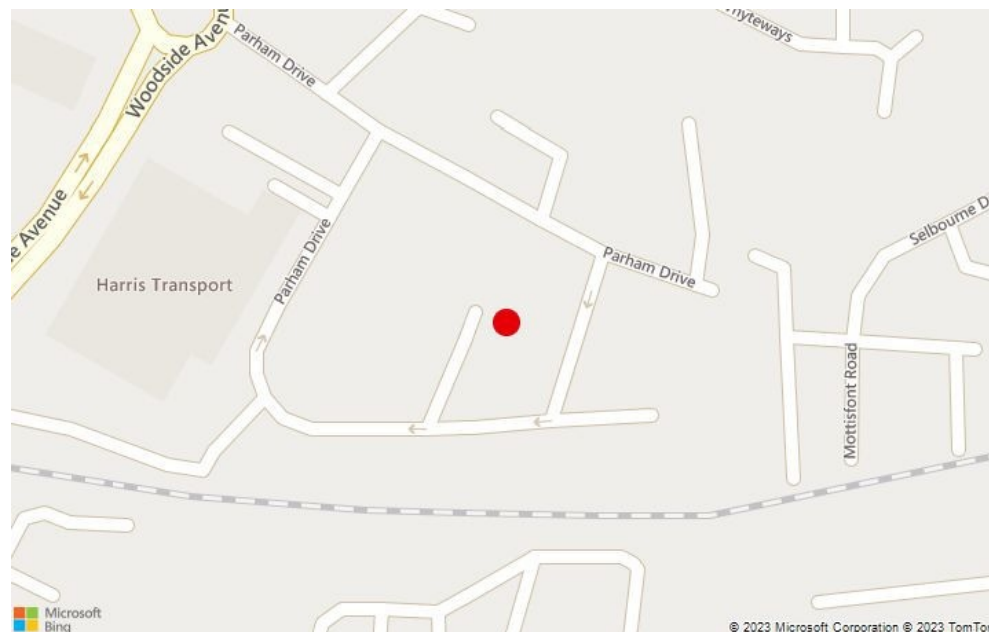
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## Map



## 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.

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**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 10-May-2024

