



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET

**UNDER REFURBISHMENT  
AVAILABLE APRIL 2024**

## KEY FEATURES

### Modern Industrial/ Warehouse Unit With External Forecourt

Unit 6b Herald Industrial Estate, Herald Road, Hedge End,  
Southampton SO30 2JW

- 502.52 sq m (5,408 sq ft)
- 6.25m eaves
- 5.12m haunch
- 6.44m ridge
- 1<sup>st</sup> floor office with Comfort cooling & heating cassette
- New insulated profile metal sheet roof
- Canopy warehouse loading
- 14 allocated car parking spaces



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**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

# TO LET

## Unit 6b Herald Industrial Estate, Herald Road, Hedge End, Southampton SO30 2JW

### Description

Unit 6b comprises a semi-detached industrial / warehouse unit with loading canopy. The unit is constructed on a steel portal frame with part brick, part profile metal sheet elevations under a new profile metal sheet roof with intermittent roof lights. There is access directly to the warehouse via a loading door beneath the canopy or a separate pedestrian door on the front elevation. Internally the unit has a small ground floor office with electric wall heaters and male and female WC's and a corridor leading to warehouse area. The first floor is fitted out as offices with comfort cooling and heating.

### Accommodation

The premises have been measured to Gross Internal Area as follows:

	Sq M	Sq Ft
Warehouse and ground floor	399.84	4,303
1 <sup>st</sup> floor office	68.56	738
Canopy	34.12	367
<b>Total GIA</b>	<b>502.52</b>	<b>5,408</b>

### Business Rates

The premises are currently assessed as Warehouse and Premises with a April 2023 Rateable Value of £46,500. Source: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Specification

#### Warehouse areas

- 6.25m to eaves
- 5.14m to haunch
- 6.44m to ridge
- 1 x electric roller shutter loading door 3.60m wide by 4.79m high
- 2no. Electric Vehicle charging points
- New LED warehouse lights
- 10% daylight panels
- New insulated profile metal sheet roof
- Internal blockwork divisional wall
- 3 phase electrical supply
- Capped mains gas connection
- Mains water and drainage
- Allocated parking
- Loading canopy

#### 1<sup>st</sup> Floor offices and ancillary area

- Carpet tiles
- Perimeter trunking
- Comfort cooling & heating cassette
- Suspended ceilings with PIR LED lighting
- Ground floor male and female WC

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## Legal Costs

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

## Terms

The premises are available on a new FRI lease for a term to be agreed.

## Rent

£70,000 per annum

## EPC

TBC after refurbishment

## VAT

The premises have been elected for VAT.



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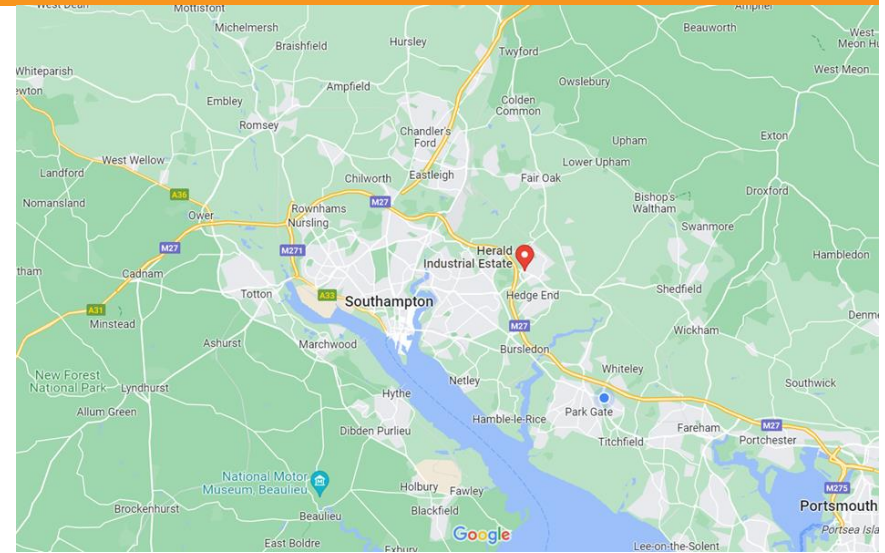
# TO LET

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### Location

The unit is on the established Herald Industrial Estate on Herald Road off Botley Road in Hedge End. The immediate area is characterised by a mixture of industrial, trade counter and retail warehouse occupiers, including the likes of Halfords, Tile Flair, ScrewFix and Howdens.

Access to Junction 7 of the M27 is via Botley Road and Charles Watts Way (A344) dual carriageway. Hedge End train station has service to Southampton, Fareham and Portsmouth with links to national rail network. Air services are provided from Southampton International Airport located at Junction 5 of the M27.



### Viewing

Strictly by appointment with the joint sole agents:

**Hellier Langston 023 8202 2111**

**Lambert Smith Hampton 023 8033 0041**



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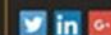


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