



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET

**UNIT 8 TRINITY COURT BRUNEL ROAD TOTTON SOUTHAMPTON  
SO40 3WX**

**End of Terrace Warehouse / Light Industrial Unit**



## KEY FEATURES

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**392.41 sqm (4,224 sq ft)**

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**5.89 m eaves**

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**6.97m ridge**

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**1<sup>st</sup> Floor Air-Conditioned Offices**

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**6 Car Parking Spaces**

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**Front and Rear of Estate  
Communal Car Park**

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**3.6 m (w) x 5.21 m (h) loading  
door**

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**Ground & 1<sup>st</sup> Floor WCs**

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**Call us on: 02382 022 111  
Visit: [www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

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## UNIT 8 TRINITY COURT BRUNEL ROAD TOTTON SOUTHAMPTON SO40 3WX

### Description

A modern end of terrace warehouse / light industrial unit of steel portal frame construction with profile metal sheet clad elevations and roof and ground and 1<sup>st</sup> floor offices

- Eaves 5.89m
- Ridge 6.97m
- Electric up and over door 3.6m wide x 5.21m high
- Suspended ceiling and LED flat panel lighting
- Air-conditioned 1<sup>st</sup> floor offices
- Kitchen
- Carpet
- 1<sup>st</sup> Floor WC
- Ground floor WC facilities including disabled toilet
- LED warehouse lighting
- 3 phase 100amp power supply
- Gas supply

### Accommodation

The property has been measured on a GIA basis

Units 8	Sq M	Sq Ft
Warehouse	299.51	3,224
Ground floor ancillary area	46.45	500
1 <sup>st</sup> floor offices	46.45	500
<b>Gross Internal Area</b>	<b>392.41</b>	<b>4,224</b>

### Terms

The unit is available on a new internal repairing and insuring lease by way of fixed maintenance charge, for a term to be agreed.

### Rent

£4,576 per month excluding VAT

£13,728 per quarter excluding VAT

£54,912 per annum excluding VAT

### Deposit

3 month rent deposit plus VAT (non-negotiable)

### Rateable Value

Workshop and premises £37,250

Source: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Maintenance Charge

The annual maintenance charge is £8,346 per annum increasing annually by 3%.

### Insurance

£834.60 pa, increasing annually by 3%

### Energy Performance Certificate

E-106

### Legal Costs

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

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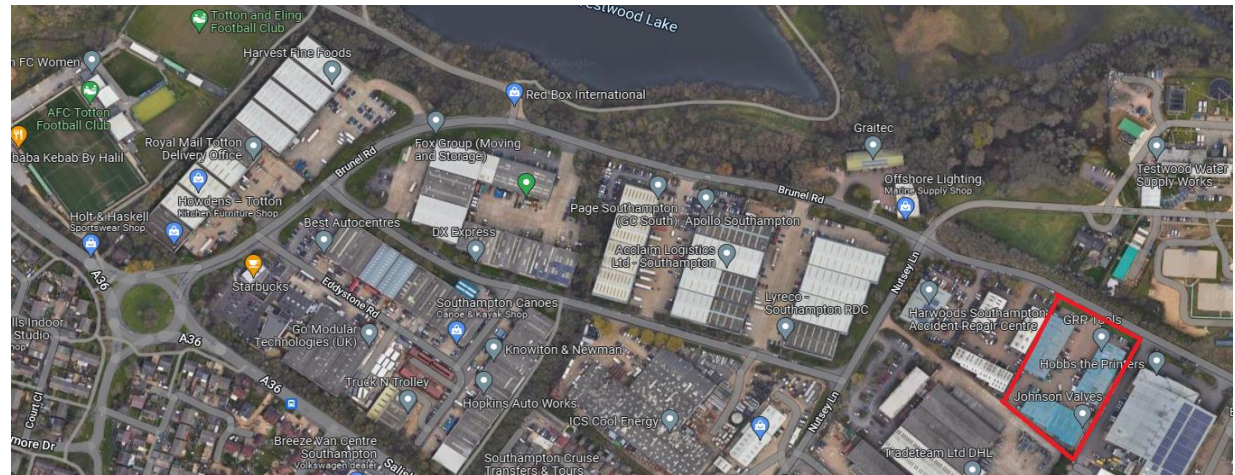
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## UNIT 8 TRINITY COURT BRUNEL ROAD TOTTON SOUTHAMPTON SO40 3WX

### Location

Trinity Court is a development of 12 industrial / warehouse units forming part of the established Calmore Industrial Estate, about 5 miles west of Southampton City Centre.

The unit is conveniently placed for access to the motorway network via J2 of the M27, which links with the A31 to the West and M3 and M27 to Portsmouth to the East.



### Viewing

Strictly by appointment with joint sole agents

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