



HELLIER  
LANGSTON  
Commercial Property Consultants

# TO LET

**UP TO 436.50 Sq M  
(4,698 Sq Ft)**

**KEY FEATURES**

## Short Term Warehouse Storage

Unit 10 Woodside Rd, Boyatt Wood, Eastleigh, Hampshire  
SO50 4ET



- 6.04m eaves
- 5.27m haunch
- 6.10m ridge
- Loading door 6.38m wide by 4.9m high
- LED warehouse lights
- Short term from 3 months
- Warehousing contract serviced or un-serviced

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

# TO LET

## Unit 10 Woodside Rd, Boyatt Wood, Eastleigh, Hampshire SO50 4ET

### Description

Short term warehouse storage available under a warehouse contract

### Accommodation

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

Sq M	Sq Ft
436.50	4,698

### Specification

- 6.04m to eaves
- 5.27m to haunch
- 6.10m to ridge
- 1 x electric roller shutter loading door 6.38m wide by 4.90m high
- 10% daylight panels
- 3 phase electrical supply
- LED warehouse lights
- Mains water and drainage

### VAT

The premises have been elected for VAT.

### EPC

C-75

### Legal Costs

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

### Terms

The premises are available on a serviced or un-serviced warehouse contract minimum contract period 3 months.

### Basic Warehouse costs

£19.50 sq ft excluding VAT

£7,634 per month excluding VAT

£22,902 per quarter excluding VAT

£91,600 per annum excluding VAT

The above costs exclude additional warehouse services which can be negotiated by separate agreement.

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## Unit 10 Woodside Rd, Boyatt Wood, Eastleigh, Hampshire SO50 4ET

### Location

Unit 10 is accessed via Woodside Avenue and is located a short distance from Eastleigh Town Centre and approximately 6 miles north of Southampton and 7 miles south of Winchester.

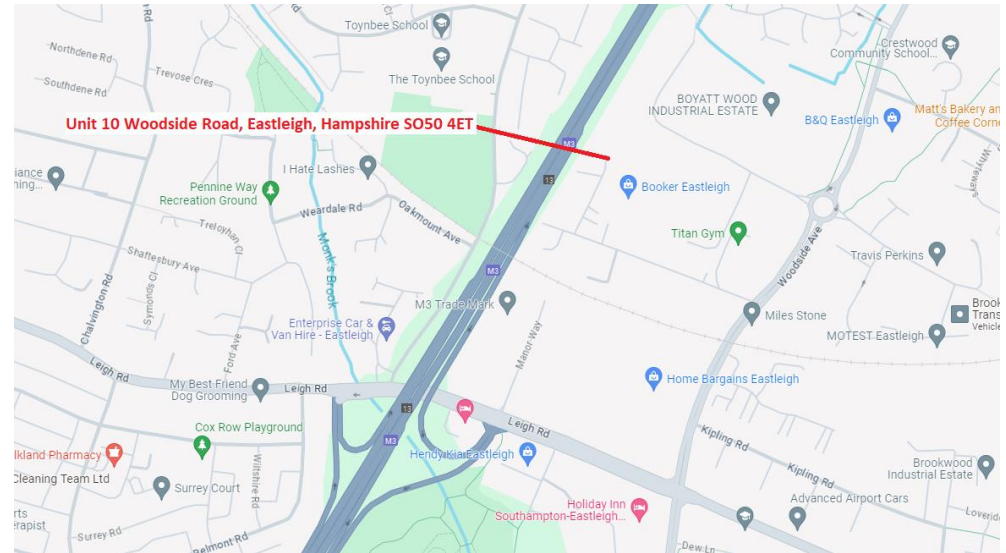
The area has excellent road communications being at the junction of the M3 (J13/14) and M27 (J5) motorways. Rail services to London Waterloo from Eastleigh station take approximately one hour and Southampton International Airport is located approximately one mile from the town centre.

### Viewing

Strictly by appointment through sole agents Hellier Langston

Matthew Poplett: 07971824525

Jason Webb : 07989 959064



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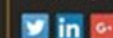


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