

TO LET UNIT 9, GOODWOOD ROAD, EASTLEIGH, SO50 4RZ



STANSTEAD ROAD TRADE PARK



*TYPICAL EXAMPLE OF AN AVIVA REAL ESTATE REFURBISHMENT



► LOCATION

The Stanstead Road Trade Park is located on the corner of Woodside Avenue and Goodwood Road opposite B&Q. Woodside Avenue links with the A335 Leigh Road which in turns provides access to the M3 north and south bound at junction 13 and the M27 westbound to Bournemouth at junction 4.

► DESCRIPTION

The property comprises a steel portal framed warehouse under a new insulated profile metal sheet roof with day light panels. The elevations are a combination of brickwork and profile metal sheet cladding interspersed with glazing and an electric up and over loading door. Externally the unit benefits from a concrete loading apron with 10 car parking spaces.

► AMMENITIES

- Electrically operated up and over doors (4.5m wide x5m high)
- UPVC double-glazed windows
- Painted warehouse floor
- Male and female WC's
- Eaves height 5.05m
- Ridge 6.59m

WAREHOUSE	6,711 ft ²	623.47 m ²
TOILETS	149 ft ²	13.82 m ²
TOTAL	6,860 ft²	637.29 m²



► LEASE

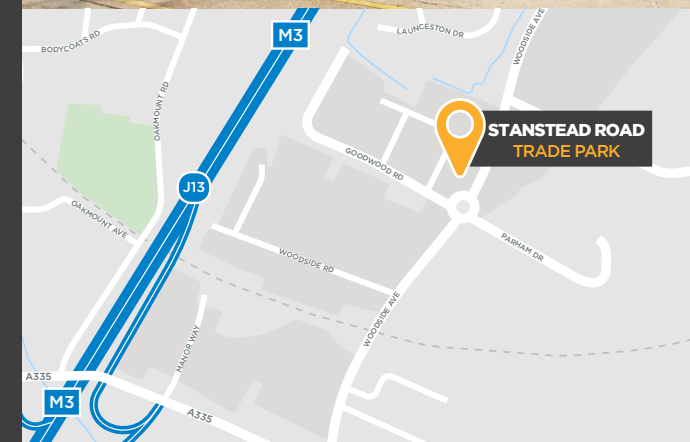
The units are available on a new Full Repairing and Insuring lease, incorporating five yearly upward only rent reviews, on terms to be agreed.

► RATEABLE VALUE

All interested parties are advised to make their own inquiries to Eastleigh Borough Council.

► RENT

The rents are exclusive of VAT and all other occupational costs.



HELLIER LANGSTON
02382 022 111
www.hlp.co.uk

MATTHEW POPLETT

t. 023 8057 4512

e. matt@hlp.co.uk

JLL[®]

DAVID MCGOUGAN

t. 0238 038 5628

e. david.mcgougan@eu.jll.com



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