



# TO LET

## INDUSTRIAL WAREHOUSE UNIT

Mid terrace refurbished  
warehouse/industrial units  
with forecourt loading  
and car parking

1,042 – 2,094 sq m  
(11,216 sq ft – 22,538 sq ft)

### UNITS 5&6



**BOYATT WOOD**  
INDUSTRIAL ESTATE



Goodwood Road, Eastleigh, Hampshire, S050 4NT

### Location

The units are located on the Boyatt Wood Industrial Estate which is located off Goodwood Road. Goodwood Road links to Woodside Avenue providing access to the A335 Leigh Road or A335 Allbrook Way. Allbrook Way links to the M3 at junction 12 and Leigh Road at junction 13.

### Description

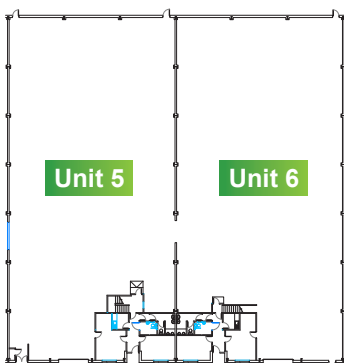
The units comprise two mid terrace steel portal frame industrial/warehouse units under a profile metal sheet insulated roof with 10% natural roof lights. The office accommodation is at ground and first floor and is fitted out with carpets, suspended ceiling and recessed lighting, gas central heating, kitchen, ground floor male, female and disabled WC's.

### Specification

- 6.43m eaves
- 5.52m haunch
- 6.65m ridge
- 3.88m wide by 4.72m high electric up and over doors
- 2 part epoxy painted concrete floor
- Ground and first floor offices
- Suspended ceiling with LED lighting
- Carpets
- Gas central heating and double glazed windows
- Male, female and disabled WC's

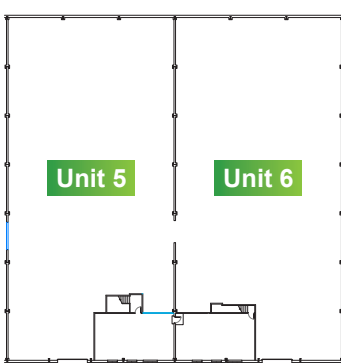
### Unit 5 & 6

Ground Floor Plan



### Unit 5 & 6

First Floor Plan



Unit 5	sq m	sq ft
Warehouse	904	9,730
Ground floor office and ancillary area	74	796
First floor office	74	796
<b>Total</b>	<b>1,052</b>	<b>11,322</b>

Unit 6	sq m	sq ft
Warehouse	914	9,838
Ground floor office and ancillary area	64	689
First floor office	64	689
<b>Total</b>	<b>1,042</b>	<b>11,216</b>

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis.

### Terms

The unit is available by way of a new Full Repairing and Insuring lease. Lease length to be agreed by way of negotiation.

### Rent

On application.

### Rates

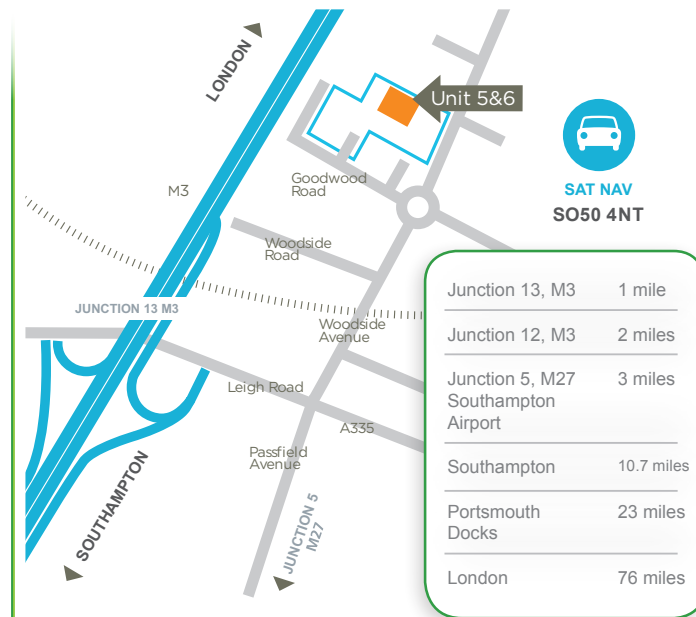
We understand from the Valuation Office website [www.voa.gov.uk](http://www.voa.gov.uk) that Units 4, 5 & 6 have a combined 2017 Rateable Value. We estimate that each individual unit will have a Rateable Value in line with Unit 7 Boyatt Wood Industrial Estate at circa £60,000.

### Legal Costs

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

### EPC

Awaiting EPC.



### Viewing

Strictly by appointment through the joint sole agents:



**David McGougan**

t: 0238 038 5628

e: [david.McGougan@eu.jll.com](mailto:david.McGougan@eu.jll.com)



**Matthew Poppett**

t: 023 8057 4512

e: [matt@hlp.co.uk](mailto:matt@hlp.co.uk)

