

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

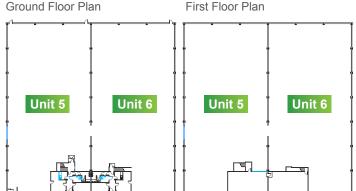
Unit 5 & 6

- 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

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
Total	1,052	11,322

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

Measured in accordance withthe 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 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.

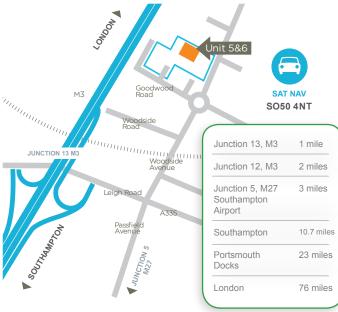
Legal Costs

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

EPC

Awaiting EPC.

Jones Lang LaSalle and Hellier Langston for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by extension or otherwise as to the correctness of each of them; (iii) no person in the employment of Jones Lang LaSalle and Hellier Langston has any authority to make or give any representation or warranty whatever in relation to this property Date prepared 03/2018. Designed by threesixtygroup





Viewina

Strictly by appointment through the joint sole agents:



David McGougan

t: 0238 038 5628

e: david.McGougan@eu.jll.com



Matthew Poplett

t: 023 8057 4512

e: matt@hlp.co.uk

