

To Let

Unit 5 & 6 Boyatt Wood Industrial Estate, Goodwood Road, Eastleigh, Hampshire, SO50 4NT

11,216 to 22,538 sq ft (1,042.00 to 2,093.85 sq m) GIA

- Refurbished
- 6.43m eaves
- Electric up and over door (w: 3.88m x h: 4.72m)
- Ground and first floor fitted offices
- Loading area



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.

Terms

The units are available by way of a new Full Repairing and Insuring lease. Lease length to be agreed by way of negotiation. The units can be let individually or as one.

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.

Viewings

Strictly through joint sole agents JLL and Hellier Langston

Description

Accommodation

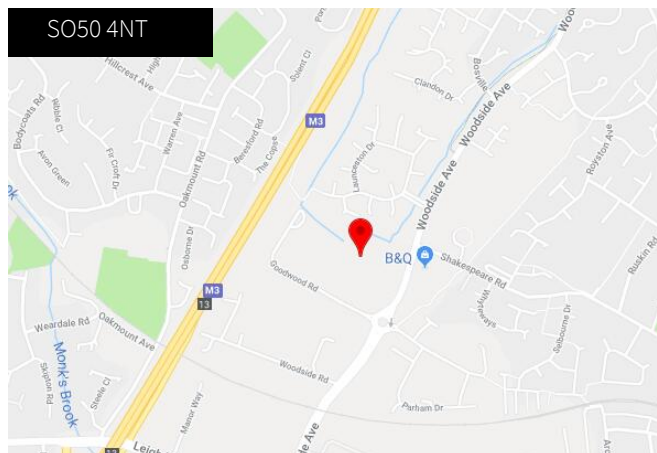
Unit 5	Sq m	Sq ft
Warehouse	904	9,730
Ground floor office & ancillary area	74	796
First floor office	74	796
Total	1,052	11,322
Unit 6	Sq m	Sq ft
Warehouse	914	9,838
Ground floor office & ancillary area	64	689

EPC

Available upon request.

Rent

£231,000 per annum



Contacts

JLL

Simon Woodruff

+44 (0)238 038 5632

simon.woodruff@eu.jll.com

Hellier Langston

Matthew Poppett

02380574512

matt@hlp.co.uk

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