



To Let

Unit 9a Herald Industrial Estate



6,354 SQ FT (590.55 SQ M)

Herald Road, Hedge End, Southampton, SO30 2JW

The Property

The unit comprises a semi-detached industrial / warehouse unit with loading canopy. The unit is constructed on a steel portal frame with part brick, part profile metal sheet elevations under a profile metal sheet roof with intermittent roof lights.

There is access directly to the warehouse via a loading door beneath the canopy or two separate pedestrian doors on the front elevation.

Internally the unit has a reception area, open plan ground floor office with tea point. There are male and an accessible female WC's off a corridor leading to warehouse area. The first floor is fitted out as open plan offices.

Warehouse areas

-  Loading canopy
-  Eaves 6.25m
-  1 x Electric up and over shutter loading door 3.60m wide by 4.75m high
-  LED Lighting
-  20 Allocated car parking spaces
-  Insulated profile metal sheet roof with 10% daylight panels
-  Internal blockwork divisional wall
-  3 Phase electrical supply
-  Mains water, drainage and gas supply divisional wall

1st Floor

-  Ground floor & 1st floor open plan office
-  Perimeter trunking
-  Kitchen & Canteen
-  Male & Female WC
-  Gas central heating
-  Carpet
-  Fire alarm and smoke detectors

Schedule of Accomodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

	SQ FT	SQ M
Warehouse	4,511	419.07
Ground floor office and ancillary area	744	69.11
1st Floor Office	735	68.28
Canopy	364	34.09
Total GIA	6,354	590.55



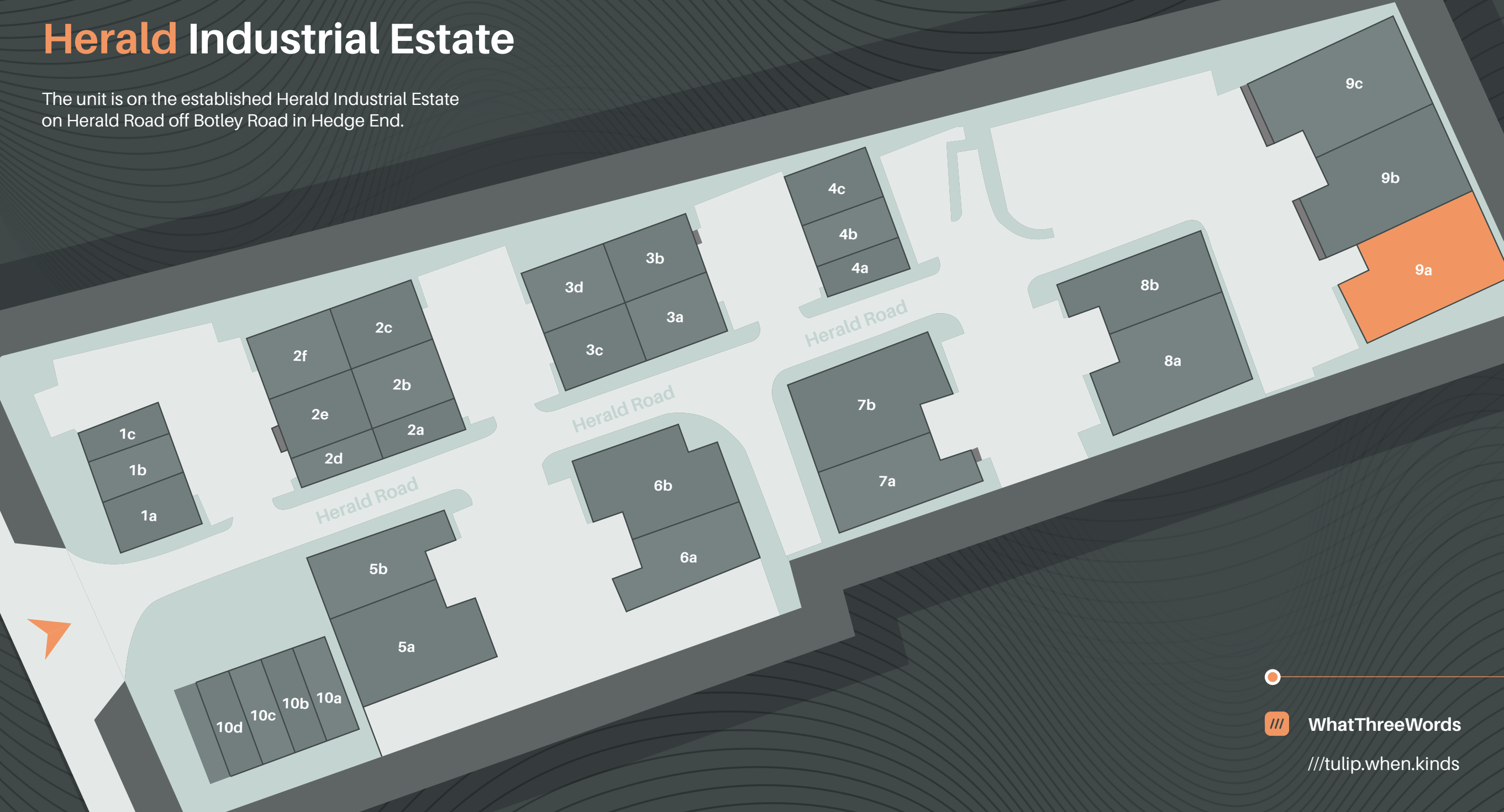
Warehouse



1st Floor Offices

Herald Industrial Estate

The unit is on the established Herald Industrial Estate on Herald Road off Botley Road in Hedge End.



WhatThreeWords

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Location

The unit is on the established Herald Industrial Estate on Herald Road off Botley Road in Hedge End. The immediate area is characterised by a mixture of industrial, trade counter and retail warehouse occupiers, including the likes of Halfords, Tile Flair, ScrewFix and Howdens.

Access to Junction 7 of the M27 is via Botley Road and Charles Watts Way (A344) dual carriageway. Hedge End train station has service to Southampton, Fareham and Portsmouth with links to national rail network. Air services are provided from Southampton International Airport located at Junction 5 of the M27.



Distance by car in miles

M27 Junction 7 - 1 mile

Hedge End Train Station - 1.1 miles

Southampton Airport - 6.2 miles

Southampton Docks - 8.2 miles

Contact Us

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Business Rates

According to the Valuation Office Agency website the Rateable Value is £57,000.

Estate Charge

We understand there is an estate service charge.

EPC

B-30

Rent

£91,400 per annum.

Terms

The premises are available by way of a new Full Repairing and Insuring lease on terms to be agreed.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Code for Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

