

For Sale To Let

- 10+ car parking spaces
- Extensive Mezzanine Floor
- Well Maintained Industrial Estate
- Air Conditioned First Floor Office




023 8063 5333

Modern Detached Light Industrial Unit
4,159 sq ft (386.37 sq m)

Unit 3/4 Vancouver Wharf, Hazel Road, Woolston, Southampton, SO19 7BN

Description

The property comprises a modern recently refurbished, detached industrial unit with first floor offices and extensive mezzanine. The workshop has a manual roller loading door (3.59m wide x 4.00m high).

The workshop benefits from LED lighting, 3 phase electricity and a gas fired air blower. The open workshop area provides minimum eaves height of 7m, whilst the area beneath the mezzanine provides ceiling height of 2.41 m

The offices benefit from LED lighting and air conditioning.

There are 2 kitchenettes plus ladies, gents and disabled WC's. There is a fire and intruder alarm.

There are 4 car parking spaces on the forecourt in front of the property, a further 6 spaces at the rear of the property and additional free roadside parking.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Total	4,159	386.37

Energy Performance Certificate

EPC rating C61. A copy of the EPC is available on request.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £43,500 per annum exclusive.

The freehold is available for £550,000.

Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £18,750. We recommend that prospective tenants verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



Location

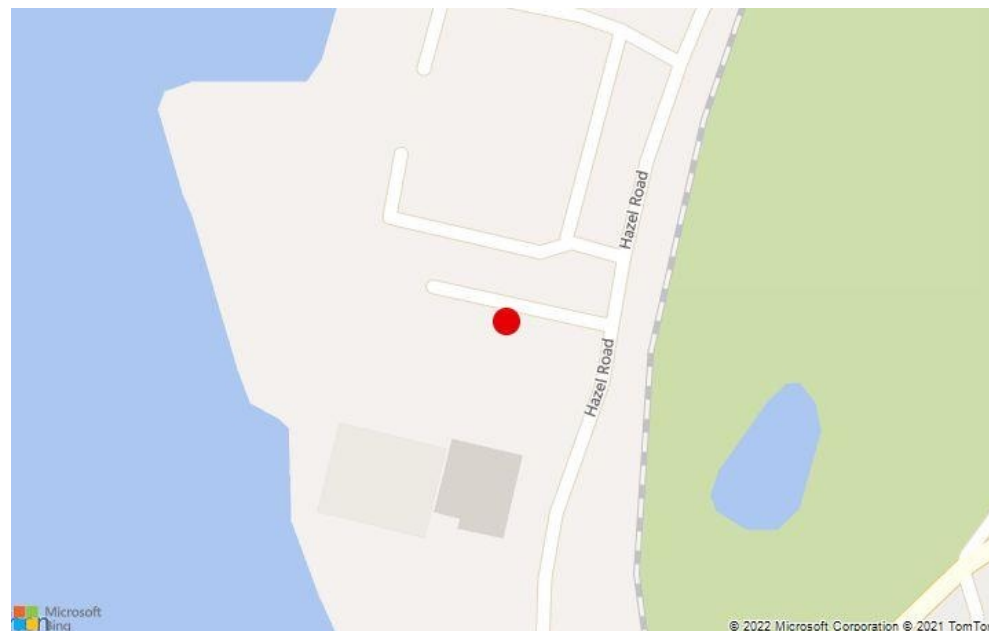
Hazel Road is the main employment area in Woolston, Southampton on the east side of the River Itchen. The premises is located 6 miles from the M3 and 5 miles from the M27. Southampton Central station is 2.5 miles away while Southampton Airport is approximately 5 miles away.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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