



## GRIFFIN INDUSTRIAL PARK

**TO LET**  
**WAREHOUSE / INDUSTRIAL UNITS**  
**13,625 - 28,880 SQ FT**  
**(1,266 - 2,683 SQ M)**

Brunel Road, Totton, Southampton • SO40 3SH  
w3w /// duration.cabs.readjust

# UNIT O&P



# LOCATION

Griffin Industrial Park is situated in a prominent position fronting onto Brunel Road on the established Calmore Industrial Estate. Brunel Road is the main route running through the estate. It is a modern estate comprising 16 industrial/warehouse units on a site of approximately 3.30 hectares (8.16 acres). The 16 units are in 3 terrace blocks with 2 communal estate roads running in between accessed from either Brunel Road or Stephenson Road.



**GRIFFIN INDUSTRIAL PARK**





## DRIVE TIMES

LOCATION	MILES	KMS
Southampton International Airport	10	16.09
Junction 2 M27	2	3.22
Junction 3 M27	4.3	6.92
Junction 5 M27	9.8	15.77
Southampton Dock Gate 20	3.9	6.27

Griffin Industrial Park is part of the larger Calmore Industrial Estate. The estate is situated at the corner of Stephenson Road and can also be accessed from Brunel Road, the main arterial route through the Estate. Calmore Industrial Estate is accessed via the A36 Salisbury Road which links to junction 2 of the M27 to the North and Totton Town Centre and Redbridge Road to the South.

# SPECIFICATION

-  6.64 m to eaves
-  5.62 m to haunch
-  7.15 m to ridge
-  7.78 m to underside of roof
-  2 x electric up and over door (3.93 m wide by 4.88 m high)
-  High bay warehouse lights
-  Insulated profile metal sheet roof with 10% daylight panels
-  3 phase 100 amp 69 KVA electrical supply
-  High-efficiency heat pump (DX) heating and cooling system
-  Mains water and drainage
-  Ground floor Male, Female and disabled WC's
-  Open plan 1st floor office with meeting room
-  Reception area (office)
-  Suspended ceilings with recessed lighting (office)
-  Electric panel heaters (offices and amenities)
-  Kitchen and reception (office)
-  Forecourt concrete loading and parking



## DESCRIPTION

Units O&P are adjoining industrial properties which offer 28,939 sq ft of space combined.

## ACCOMMODATION

AREA	UNIT O	UNIT P
Ground office	776 sq ft	780 sq ft
First floor office	725 sq ft	747 sq ft
Warehouse	12,124 sq ft	13,728 sq ft
Total	13,625 sq ft	15,255 sq ft

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Contact landlord direct:

**Matthew Reith**  
07780 483 283  
matthew@4thindustrial.com

[iboxproperty.com](http://iboxproperty.com)

### TERMS

The unit is available on a new Full Repairing and Insuring lease for a term to be agreed.

### BUSINESS RATES

Business rates for 2026 - £191,000

### RENT

On application.

### SERVICE CHARGE

We understand there is a service charge on the estate, information available on request.

### EPC

Unit O C61  
Unit P C58

### VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:

**Lambert  
Smith  
Hampton**

023 8033 0041  
[www.lsh.co.uk](http://www.lsh.co.uk)

**Dan Rawlings**  
07702 809 192  
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