



**UNIT 9 HEDGE END TRADE PARK, TOLLBAR WAY, HEDGE
END, SO30 2JN**

INDUSTRIAL / WAREHOUSE / TRADE COUNTER / SHOWROOM TO LET
4,525 SQ FT (420.39 SQ M)



**Vail
Williams**

Summary

TRADE COUNTER WAREHOUSE - TO LET

Available Size 4,525 sq ft

Rent £99,550 per annum

Rateable Value £69,000

Interested parties are advised to confirm the accuracy of this information.

EPC Rating C (68)

- Premier trade location
- Just off junction 7 of the M27
- 5.5m eaves
- Forecourt car parking to front of unit and visitor parking in the middle of the estate



Location



Unit 9 Hedge End Trade Park
Tollbar Way, Hedge End, SO30
2JN

Hedge End Trade Park is the premier trade location for Hedge End superbly located just off Junction 7 of the M27 home to one of the largest Marks & Spencer and Sainsbury's out of town stores for Southampton and Portsmouth.

Tollbar Way and Botley Road both border Hedge End Trade Park home to industrial, trade and retail operators including Wickes, Magnet, TK Maxx, Snows Toyota/Lexus and Peter Cooper, VW Car Dealerships.



Further Details

Description

Hedge End Trade Park is accessed immediately off the main Tollbar Road with totem pole signage at the entrance. The estate comprises three terraces arranged in a horseshoe providing clear and open car parking and forecourt display areas.

Unit 9 is located mid-terrace in between Topps Tiles and Halfords. There is a sectional loading door to the front elevation.

Internally the unit is clear span with good natural light and approximately 5.5 metre eaves height to the underside of the haunch.

There is forecourt car parking immediately in front of the unit and also visitor's car parking in the middle of the estate.

Specification

Fellow operators include:

- Halfords
- Forumla One Auto Centres
- Greggs
- KFC
- Floor Giants
- Hammond Furniture
- American Golf

Viewings

Strictly by appointment through the sole agent.

Terms

The property is available on a new FRI lease to be agreed.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Both parties to pay their own legal costs.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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