



GRIFFIN INDUSTRIAL PARK

TO LET
WAREHOUSE / INDUSTRIAL UNIT
WITH SECURE YARD
8,880 SQ FT (825 SQ M)

Brunel Road, Totton, Southampton • SO40 3SH
w3w /// handbag.texts.fantastic

UNIT D



**UNDER
REFURBISHMENT**

LOCATION

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.

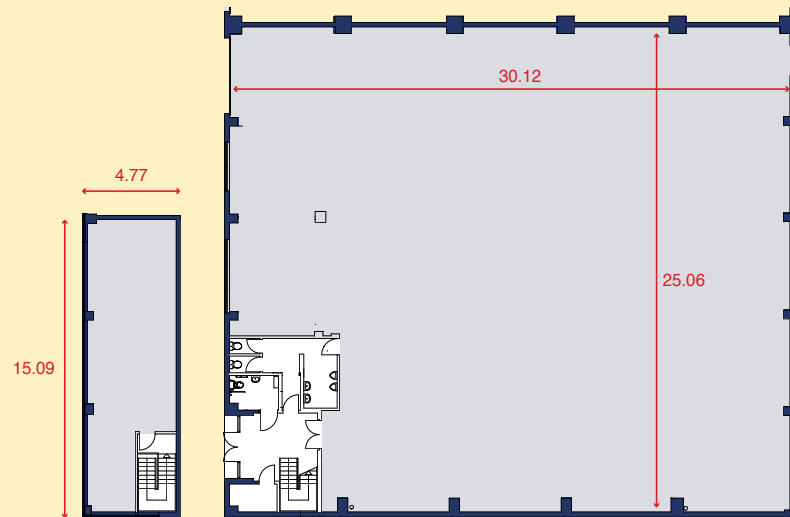


GRIFFIN INDUSTRIAL PARK



SPECIFICATION

- 6m eaves / 7m to underside of roof
- 0.30 acre yard and parking
- Open plan office at 1st floor
- Electric panel heaters (offices and amenities)
- Electric roller shutter (3.96x4.87m)
- 3 phase electrical supply
- Mains water & drainage
- High-efficiency heat pump (DX) heating and cooling system



ACCOMMODATION

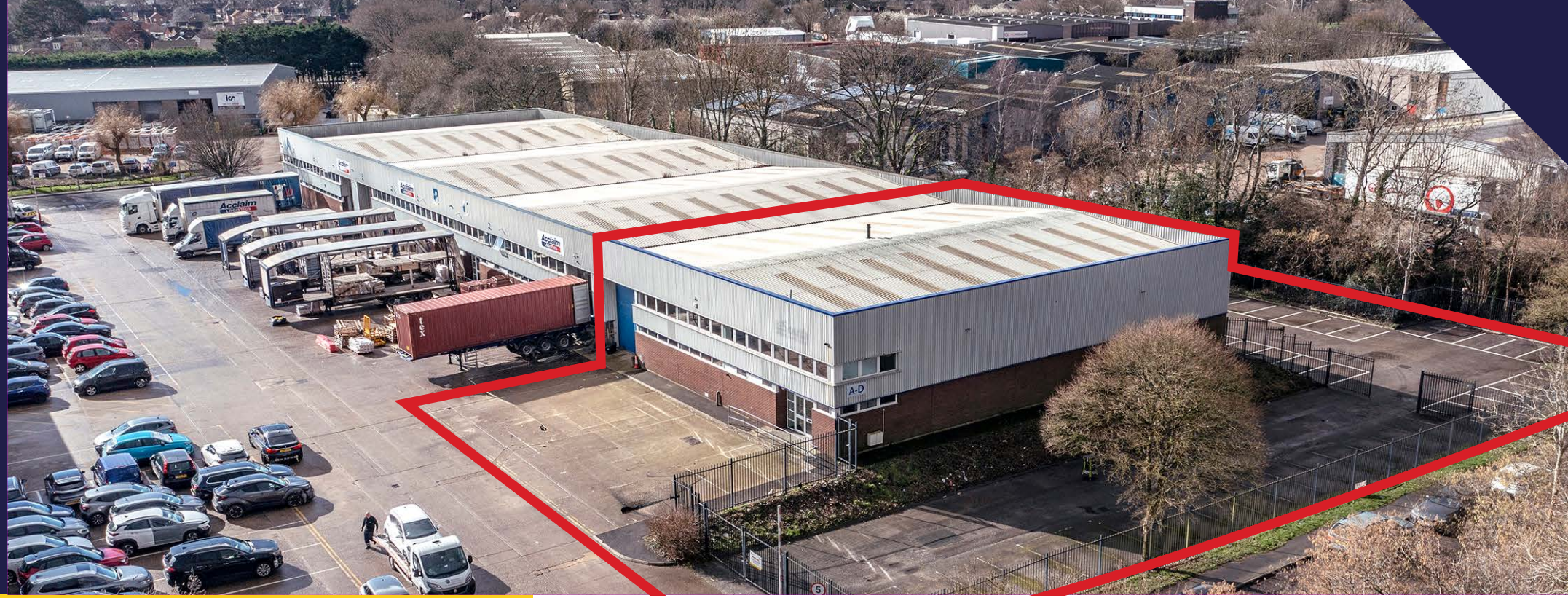
AREA	SQ FT	SQ M
Warehouse	7,343	682.19
Ground ancillary	762	79.79
First floor office	775	72
Total	8,880	833.98

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Contact landlord direct:

Matthew Reith
07780 483 283
matthew@4thindustrial.com

iboxproperty.com

TERMS

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

BUSINESS RATES

According to the Valuation Office website www.tax.service.gov.uk/business-rates-find/search the Unit D has a Rateable Value from 1st April 2026 of £67,000.

RENT

On application.

SERVICE CHARGE

The estate has a service charge, costs on application.

EPC

EPC Rating C-55.

VIEWINGS

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

**Lambert
Smith
Hampton**
023 8033 0041
www.lsh.co.uk

Dan Rawlings
07702 809 192
drawlings@lsh.co.uk

Luke Mort
07591 384 236
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