

SOUTHAMPTON

Unit 4 Lulworth Business
Centre, SO40 3WW



INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

4,590 SQ FT

- Plus mezzanine 980 sq ft (91.06 sq m)
- Established industrial estate
- 1.9 miles from J2, M27



Summary

Available Size	4,590 sq ft
Rent	£48,500 per annum
Business Rates	Upon Enquiry
EPC Rating	C (66)

Description

A modern, well presented warehouse/industrial unit of portal framed construction with part brick and profile clad elevations. The main unit comprises ground and first floor offices, warehouse and a mezzanine floor.

Location

Lulworth Business Centre is a development of similar modern units forming part of the established Calmore Industrial Estate, about 5 miles west of Southampton City Centre. The unit is conveniently placed for access to the motorway network (J 2 M 27 is 2 miles), which links with the A 31 to the west and M 3 to the east.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground	3,859	358.51
1st	730	67.82
Mezzanine	980	91.04
Total	5,569	517.38

Specification

- 6.15m Eaves
- 5.5m Haunch
- 7.3 m Ridge
- 3m Underside of Mezzanine
- LED Warehouse Lighting
- Up and Over Roller Shutter Door 4m(w) x 5m(h)
- First Floor Open Plan Offices with suspended ceiling, recess lighting, perimeter trunking, carpets and gas central heating
- Mezzanine can be removed if not required

Terms

Unit 4 is available to let on a new full repairing and insuring lease for a term to be agreed.

Legal Costs

Each party to bear their own legal costs.

VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.



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