

TO LET

Warehouse / Industrial Unit

Unit V2 Willments Industrial Estate, Hazel Road, Southampton, Hampshire, SO19 7HS

Key Features

- New Lease
- Asking Rent £61,504 per annum
- Gross Internal Area 7,688 Sq Ft (714 Sq M)
- Large Roller Shutter Door
- Forecourt and Estate Road Parking
- Easy Access to M27



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3 West Links, Tollgate, Chandler's Ford, Hampshire SO53 3TG

Location & Description

Hazel Road is an established industrial and commercial location situated on the east side of the River Itchen. Major occupiers include City College Southampton and Siva Plastics.

Port of Southampton is accessible to the west via Itchen Bridge or Northam Bridge. Junction 7 & Junction 8 of the M27 are approximately 4.0 miles and 3.6 miles respectively to the east.

The property comprises a mid-terrace clear span warehouse with front elevation full height loading door plus forecourt parking and loading area.

/// What3words: **shell.supply.closer**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £61,504 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	7,129	662
First Floor	559	51
Total Gross Internal Area	7,688	714

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating D (95)

Rateable Value

Rating £37,250
Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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