



**HELLIER
LANGSTON**

Commercial Property Consultants

TO LET

**Unit 5 Copse Business Centre, Bulls Copse Road,
Hounslow Business Park, Totton, Southampton
SO40 9LR**

Semi-detached warehouse/light industrial unit



KEY FEATURES

180.79m² (1,946 sq. ft.)

3 car parking spaces

**Loading door 2.57m wide x
2.68m high**

**Open plan first floor offices
with meeting room**

**Ground floor 3.4m clear
height**

Ground floor kitchen

Ground Floor WC

Forecourt loading

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Visit: www.hlp.co.uk**

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

TO LET

Warehouse/ Light Industrial Unit

Description

The unit is located on the now well established Hounslow Business Park in Totton. The Estate is a mixture of offices, warehouses, light industrial, general industrial and high tech uses.

Unit 5 comprises a semi-detached clear span warehouse/light industrial unit with first floor mezzanine office. Externally the unit benefits from 3 car parking spaces and access to a manual up and over loading door.



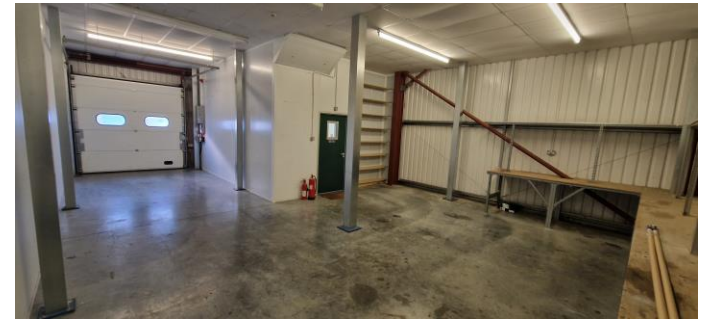
Specification

Warehouse

- 3.4m to the underside ground floor ceiling
- 3 car parking spaces
- 1 up and over loading door 2.57m wide by 2.68m high
- Single ground floor male & female w.c.
- Ground floor kitchen
- Suspended ceiling and strip lighting to warehouse
- 3 phase 100 amp electricity supply

First Floor Office

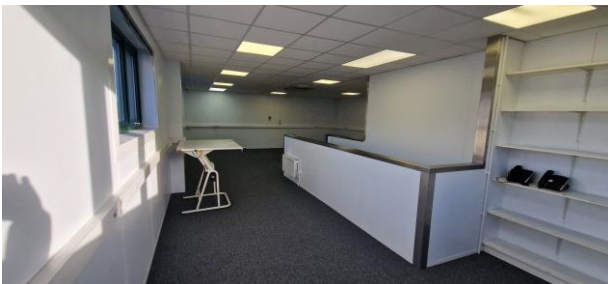
- Mainly open plan with single meeting room
- Single ceiling mounted comfort cooling unit
- Suspended ceiling with recessed LED lights
- Perimeter trunking
- Smoke detectors
- Double glazed powder coated aluminium windows



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Warehouse/ Light Industrial Unit



Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	m ²	sq. ft.
Ground Floor warehouse plus ancillary areas	91.41	984
First floor office	87.31	940
TOTAL GIA:	178.72	1,924

Terms

Available on a new ten year full repairing and insuring lease.

Rent

£23,000 per annum exclusive of VAT, business rates and any other occupational costs

Rateable Value

Store & Premises £14,500

Source: www.voa.gov.uk/correct-your-businessrates

Energy Performance Certificate

D-89.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



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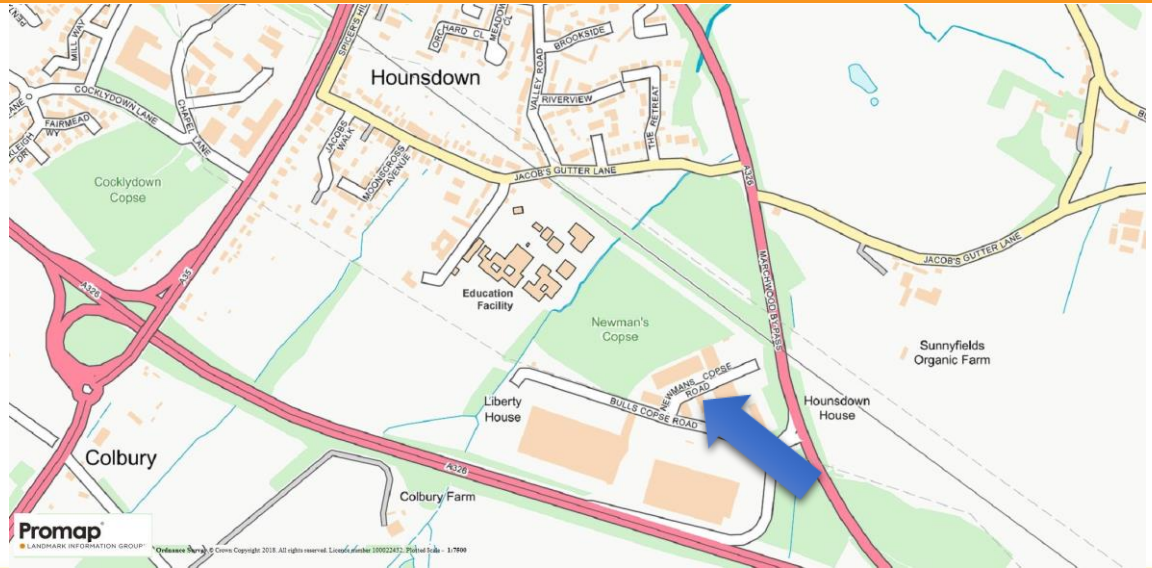
Location

Unit 5 is located on Bulls Copse Road within the Hounslow Business Park in Totton. The Hounslow Business Park is accessed off the A326 Marchwood bypass which gives access North to either J2 M27 or the Totton By Pass which links to the A35 and the bottom of the M271 which takes you to J3 M27.

Location	Miles	Kms
Junction 2 M27	5.2	8.37
Junction 3 M27	3.8	6.11
Southampton International Airport & Parkway Station	9.6	15.44
Southampton Dock Gate 20	3.5	5.63
Southampton Dock Gate 4	6	9.65

Viewing

Strictly by appointment through sole agents Hellier Langston.



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Property Misdescriptions Act 1991 - Services & Planning

We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Hellier Langston has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.