

PROPERTY PARTICULARS

TO LET – To be refurbished

Modern Industrial Unit with First Floor Offices

4,687 sq ft (435.42 sq m)

Established Industrial Estate

Edge of New Forest

Good Car Parking – 10 allocated spaces



Unit 3, Newmans

Hounslow Business Park,

Totton, Southampton, SO40 9LX

Harbour Lights, Maritime Walk, Ocean Village,
Southampton, SO14 3TL

www.keygrove.com

Keygrove is the trading name of Keygrove Commercial Limited

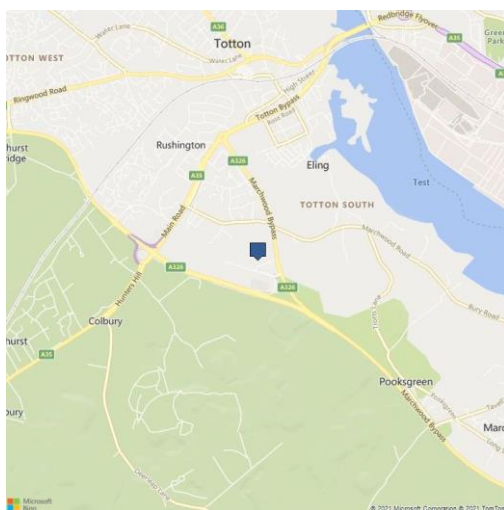
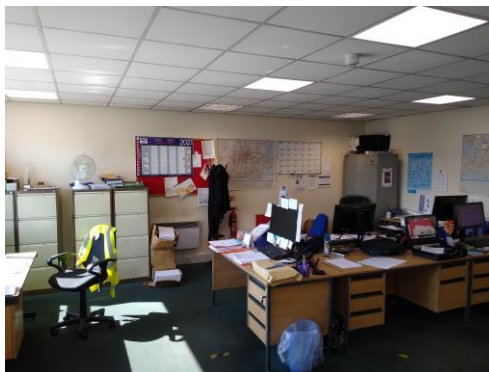
Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



LOCATION	Hounslow Business Park is located on the A326 Totton Western By-Pass approximately 6 miles west of Southampton City Centre, 3 miles from Southampton Docks and 4 miles from the M27 Junction 2. Occupiers include Garmin, Amazon & Meridien Modena Ferrari.		
DESCRIPTION	The property comprises a mid-terrace industrial unit with a first floor office and WC's on both floors. The workshop has an electric loading door (3.48m wide and 4.78m high) LED lighting and three phase power. The minimum eaves are 6.0m. The offices benefit from suspended ceilings with some LED lighting, electric wall heaters, a kitchenette, perimeter skirting trunking and security alarm. There are 10 allocated car parking spaces in front of the unit.		
ACCOMMODATION	Approximate gross internal floor area		
	Warehouse	4,032 sq ft	374.59 sq m
	First Floor Office	655 sq ft	60.82 sq m
	Total	4,687 sq ft	435.42 sq m
TERMS	The premises are available on a new full repairing and insuring lease at an initial rent of £42,000 per annum exclusive.		
SERVICE CHARGE	There is a service charge payable in respect of this property. Further information is available on request.		
RATES	We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £31,750. We recommend that prospective tenants verify this with the Valuation Office.		
EPC	EPC to be assessed.		
LEGAL COSTS	Parties to pay their own legal costs.		
VAT	We understand that VAT is payable.		

Unit 3, Newmans, Hounslow Business Park, Totton, Southampton, Hampshire, SO40 9LX



VIEWING

Strictly by appointment through sole agents **KEYGROVE CHARTERED SURVEYORS**

Lauren Udall

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Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100033966

Date: 25-Mar-21 File Ref: 3737

Subject to Contract

Regulated by RICS

