

**FOR LEASE**

INDUSTRIAL/  
WAREHOUSE UNIT

**UNIT 3  
PEACOCK  
TRADING EST**

GOODWOOD ROAD,  
EASTLEIGH, S050 4NT

**6.140 SQ. FT. (570.4 SQ. M.)**

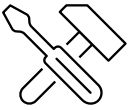
Comprehensively Refurbished | Mid Terrace Unit |  
Located On Prime Industrial Estate | LED Warehouse  
Lighting | Easy Access To M27 & M3 Motorways



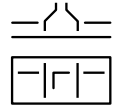
**Fully Refurbished**



**Full Height Loading Door**



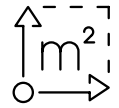
**New Roof**



**Kitchenette**



**LED Warehouse Lighting**



**5.8m Eaves Height**

## DESCRIPTION

The property is comprised of a modern mid terrace industrial/warehouse unit. The property has a minimum eaves height of 5.8m and full height loading door 3.5m(w) x 4.7(h). There is office accommodation/reception at the front of the unit, together with Kitchenette and male and female WC's.

## ACCOMMODATION

The accommodation comprises of the following GIA floor areas:

Description	Sq. Ft.	Sq. m.
Ground floor including reception and WC's	6,140	570.4
<b>Total</b>	<b>6,140</b>	<b>570.4</b>

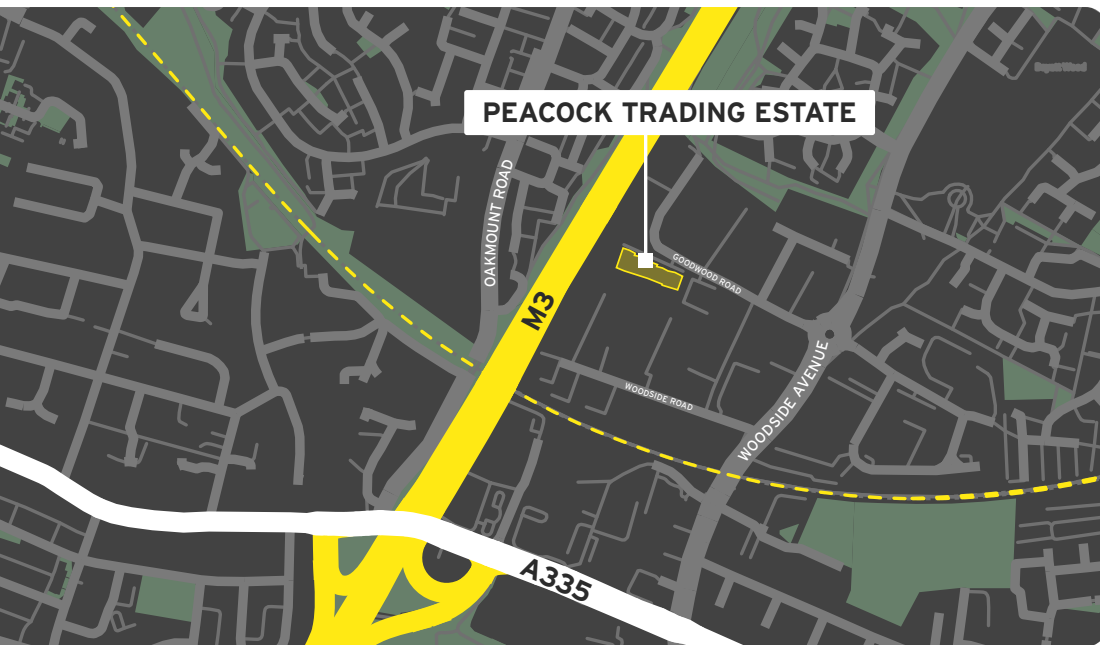


The property is located on Peacock Trading Estate, Goodwood Road on the wider Boyatt Wood Industrial Estate. The estate benefits from easy access to both the M3 and M27 Motorways connecting the major local Cities of Southampton, Winchester and Portsmouth. Eastleigh Town Centre lies approximately 0.75 miles to the east.

Occupiers on the wider Boyatt Wood Estate include Booker Cash & Carry, B&Q, Howdens, Dulux, Plumb Centre, Elliots Builders Merchants, Plumbing Trade Supplies, Rexel and Tyreland to name but a few.

**M3 MOTORWAY (J13)**

**UNIT 3 PEACOCK TRADING EST.**



## | TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed.

## | RENT

A quoting rent of £83,000 pax.

## | EPC

B29

## | BUSINESS RATES

We understand the rateable value of the property is £56,000. Potential occupiers are advised to confirm this with their own enquiries.



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