

MANATON WAY HEDGE END SO30 2JH

TO LET

**PROMINENT SEMI-DETACHED INDUSTRIAL
WAREHOUSE UNIT WITH YARD AND OFFICES**

UNIT FIVE
NELSON
INDUSTRIAL
ESTATE



8,041 Sq Ft
747 Sq M

 Easy Access
To M27

 Busy Retail /
Trade Location



01
DESCRIPTION

THIS SUPERBLY LOCATED UNIT OFFERS GENEROUS PARKING AND IS FULLY REFURBISHED.

The property comprises a semi-detached warehouse of steel roof truss construction with lower brick and upper profile steel clad elevations all under a pitched roof incorporating translucent light panels. Unit 5 benefits from generous car parking which is situated both at the front and to the side of the unit. The property has open plan warehouse accommodation with ground floor reception, offices, WC's and first floor offices.

ACCOMMODATION

Gross Internal Areas	Sq Ft	Sq M
Warehouse / Entrance	6,859	637
First Floor Offices	1,182	110
TOTAL	8,041	747

Close To M27 J7 Min Eaves 6.07m Refurbished Unit On Site Parking & Yard Capped Services Offices



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UNIT FIVE IS A UNIQUE OPPORTUNITY TO ENJOY THE BENEFITS OF A VIBRANT BUSINESS LOCATION.

Nelson Industrial Estate is a well established industrial / warehouse and trade counter location. It is accessed from Botley Road (B3035) which connects Charles Watts Way / Tollbar Way to Junction 7 of the M27 just a mile away. The centre of Southampton and Portsmouth are both within 25 mins drive and the M3 can be reached in 10 mins.

DRIVE TIMES

M27 J7	3 mins	1 Mile
M3 J13	12 mins	7 Miles
Southampton Docks	20 mins	6 Miles
Portsmouth Docks	30 mins	18 Miles
London	2 hrs	86 Miles

what3words:
///fines.invent.trap



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SOUTHAMPTON
CITY CENTRE

SOUTHAMPTON DOCKS

JUNCTION 7

← TO PORTSMOUTH

M27

J7

M27

M27

Hilton
utilita bowl

→ TO SOUTHAMPTON

TOLLBAR WAY

BOTLEY ROAD

SCREW-FIX

TOOLSTATION

Tileflair

Wickes

Magnet

Royal Mail

HOME SENSE

F&amp;max

currys

SMYTHS

benson's beds

Bradbeers

dpd

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FURTHER INFORMATION

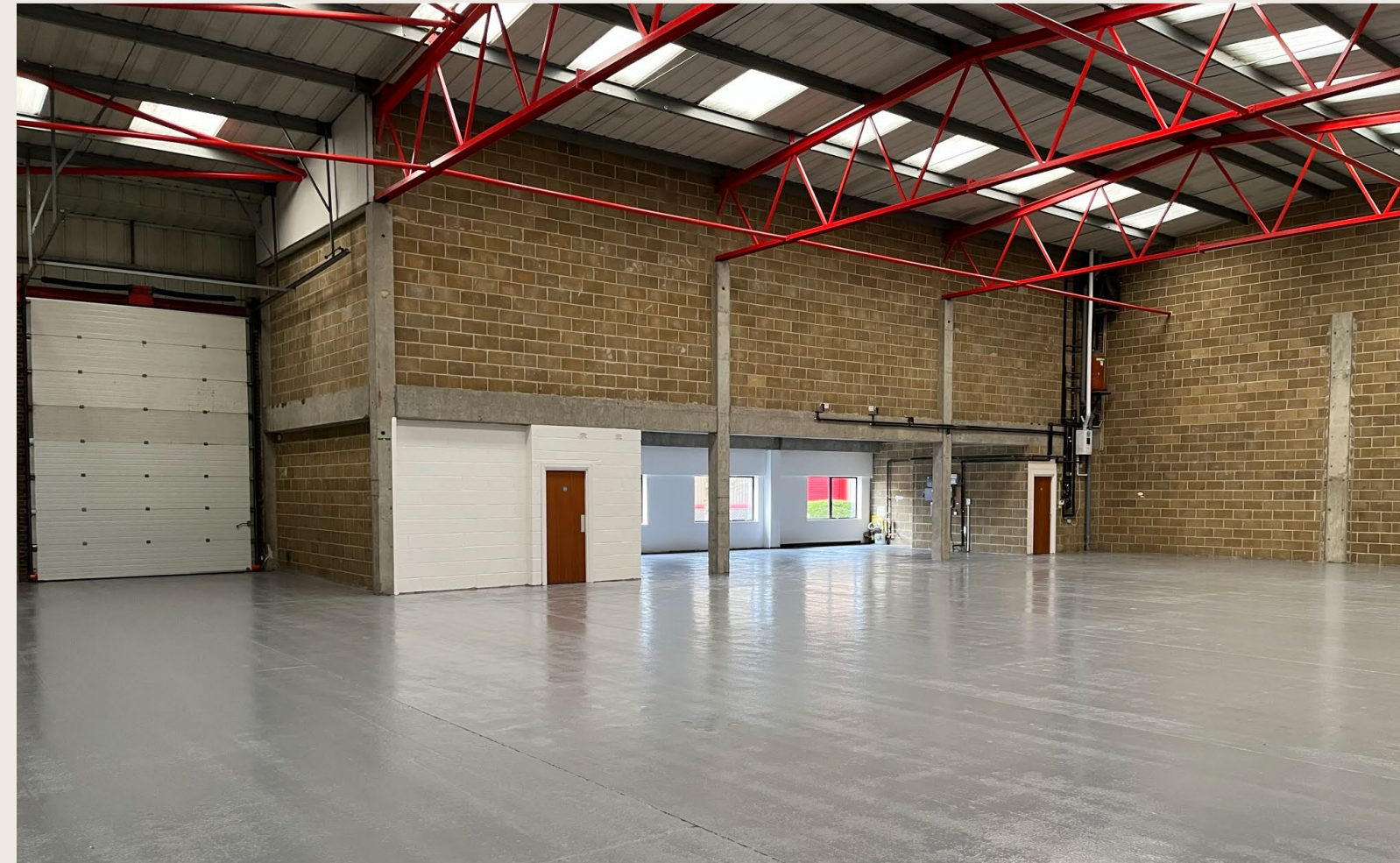
VAT: All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS: Each Party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES: Warehouse and Premises £78,000.
(www.go.uk/correct-your-business-rates)

TERMS: The premises are now available to let in full repair and newly decorated, on a new FRI lease at a quoting rent of £108,000 pa exclusive.

EPC: The Energy Performance Asset Rating is C64.



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VIEWING AND FURTHER INFORMATION:

Viewing strictly by appointment with:

**Lambert
Smith
Hampton**

Elise Evans
07703 393120
eevans@lsh.co.uk

Luke Mort
07591 384236
lmort@lsh.co.uk

realest

Adrian Whitfield
07901 558730
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