



HELLIER  
LANGSTON

Commercial Property Consultants

# TO LET

**UNIT D, GRIFFIN INDUSTRIAL PARK, BRUNEL ROAD  
TOTTEN SOUTHAMPTON SO40 3SH**

**End of Terrace Warehouse / Light Industrial Unit With Large Secure  
Yard/Car Park**



## KEY FEATURES

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**829.75 sqm (8,930 sq ft)**

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**6 m eaves**

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**7 m to the underside of the roof**

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**1<sup>st</sup> Floor Office**

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**Side and Rear Secure Yard and Car  
Parking**

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**Forecourt Loading and Car Parking**

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**Loading Door 3.96 m (w) x 4.87 m (h)**

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**Ground Floor WCs**

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**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

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## UNIT D, GRIFFIN INDUSTRIAL PARK, BRUNEL ROAD TOTTON SOUTHAMPTON SO40 3SH

### Description

Unit D comprises a modern end of terrace industrial / warehouse unit with 'L' secure yard to the side and rear of the unit. It is constructed on a steel portal frame with part brick, part profile metal sheet elevations under an insulated profile metal sheet roof with intermittent roof lights.

There is personnel access from the front car park leading to ground floor reception with access to the 1st floor offices or ground floor toilets and warehouse area. The under-croft area is fitted out with disabled and male and female WC's. The 1<sup>st</sup> floor office is open plan with suspended ceiling, recessed lighting, carpet and perimeter trunking. The warehouse area is clear span with a single electric up and over loading door.

### Specification

#### Warehouse

- 6.00 m to eaves
- 4.94 m to haunch
- 6.39 m to ridge
- 7.00m to underside of roof
- 1 x electric up and over door (3.96 m wide by 4.87 m high)
- 15% daylight panels
- Insulated profile metal sheet roof
- Part brick part profile metal sheet clad elevations
- Internal blockwork walls
- 3 phase electrical supply
- Mains gas connection, water and drainage

### Office

- Ground floor Male, Female and disabled WC's
- Open plan 1st floor office
- Carpet
- Perimeter trunking
- Gas central heating
- Suspended ceilings with recessed lighting
- Reception area

### External

- External 'L' shaped yard and parking
- Forecourt concrete loading and parking

### Accommodation

The property has been measured on a GIA basis

Units D	Sq M	Sq Ft
Warehouse	685.99	7,384
Ground floor ancillary areas	71.88	773
1 <sup>st</sup> Floor Office	71.88	773
<b>Total GIA</b>	<b>829.75</b>	<b>8,930</b>

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### Terms

The unit is available on a new Full Repairing and Insuring lease for a term to be agreed.

### Rent

£120,500 Eclusive of VAT and all other occupational costs.

### Rateable Value

According to the Valuation Office website [www.tax.service.gov.uk/business-rates-find/](http://www.tax.service.gov.uk/business-rates-find/) search the Unit D has a Rateable Value from 1st April 2023 of £62,000.

### Service Charge

The estate has a service charge, costs on application.

### Building Insurance

To be confirmed, subject to use.

### Energy Performance Certificate

C-55

### Legal Costs

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



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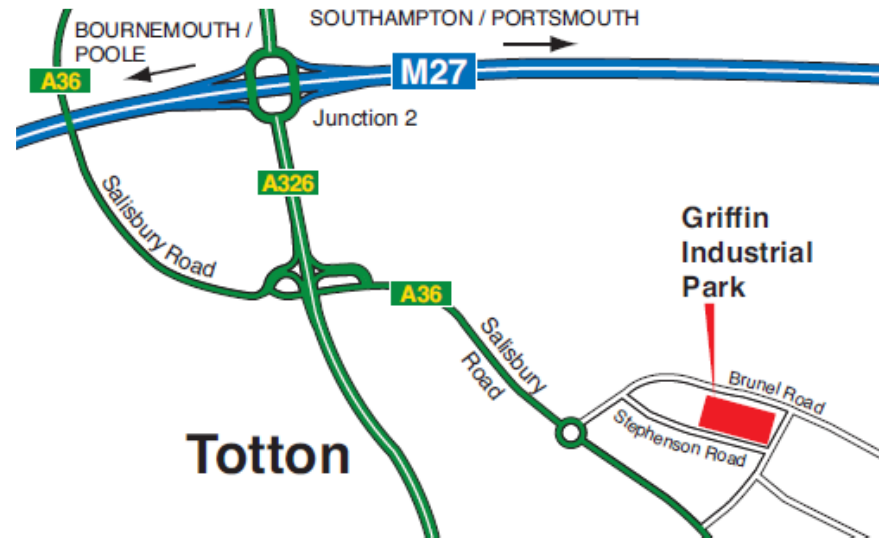
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## UNIT D, GRIFFIN INDUSTRIAL PARK, BRUNEL ROAD TOTTON SOUTHAMPTON SO40 3SH

### Location

Griffin Industrial Park is part of the larger Calmore Industrial Estate. The estate is situated at the corner of Stephenson Road and can also be accessed from Brunel Road, the main arterial route through the Estate.

Calmore Industrial Estate is accessed via the A36 Salisbury Road which links to junction 2 of the M27 to the North and Totton Town Centre and Redbridge Road to the South.



### Viewing

Strictly by appointment with joint sole agents

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