

**TO LET**

**UNIT D**  
**8,931** SQ FT

**GRIFFIN INDUSTRIAL PARK**  
**BRUNEL ROAD TOTTON**

**END OF TERRACE WAREHOUSE/  
LIGHT INDUSTRIAL UNIT WITH  
LARGE SECURE YARD/CAR PARK**



# 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 1st 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 ● OFFICE ● EXTERNAL ●



Open plan 1st floor office



External 0.30 acre 'L' shaped yard and parking



Forecourt concrete loading and parking



6.00 m to eaves



7.00m to underside of roof



1 x electric up & over door (3.96 m wide by 4.87 m high)



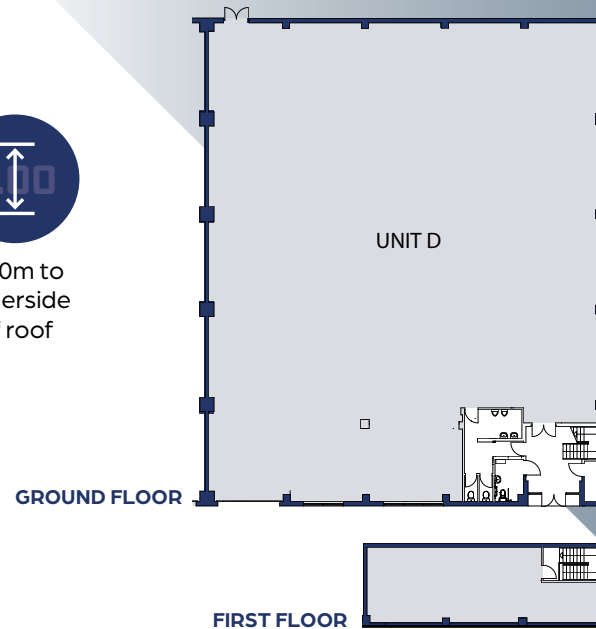
Insulated profile metal sheet roof



3 phase electrical supply



Mains gas connection, water & drainage



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## ACCOMMODATION

The property has been measured on a GIA basis.

Units D	Sq M	Sq Ft
Warehouse	686.00	7,385
Ground floor ancillary areas	71.88	773
First floor office	71.88	773
<b>Total GIA</b>	<b>829.76</b>	<b>8,931</b>

## TERMS

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

## RENT

£123,500 Exclusive of VAT and all other occupational costs.

SOUTHAMPTON DOCKS

M271

REDBRIDGE STN

TOTTON STN

TESTWOOD SPORTS COLLEGE

TOOLBANK

MILLBROOK BEDS

MILLBROOK HEALTHCARE

A36

BRUNELL RD

NUTSEY LN

EASY STANDS LTD

ICS COOL ENERGY

SOUTHAMPTON FREIGHT SERVICES

UNIT D

LITTLE TESTWOOD LAKE



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## 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.

## SERVICE CHARGE

The estate has a service charge, costs on application.

## 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.

## EPC

C-55.

## LEGAL COSTS

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



## VIEWING

Strictly by appointment with joint sole agents.



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