

**UNDERGOING
REFURBISHMENT**
READY FOR OCCUPATION Q4 2024

TOLLBAR WAY | HEDGE END SO30 2UH



HEDGE END 113

TO LET

DETACHED WAREHOUSE - 113,071 SQ FT

WITH DUAL ACCESS SECURE YARD

TO LET

HEDGE END 113 | TOLLBAR WAY | HEDGE END SO30 2UH



HEDGE END 113

DETACHED WAREHOUSE - 113,071 SQ FT

DESCRIPTION

The property comprises a substantial warehouse building built in 1989. Constructed with a steel portal frame and profiled metal composite panel roof, the property comprises 4 bays with office accommodation linking to the front (western) elevation.



9.1m eaves height,
8.2m haunch,
11.8m ridge



11 level access
loading doors



6.59 Acres Fully
self-contained site



Reception



Dual access
secure rear &
side concrete
surfaced yards



PV panels of
50Kva, with site
capacity of
200 KVA
(total of 250KVA)



Fully refurbished
offices with VRF
air conditioning
system and LEDs



Upgraded
WCs



4 EV
chargers

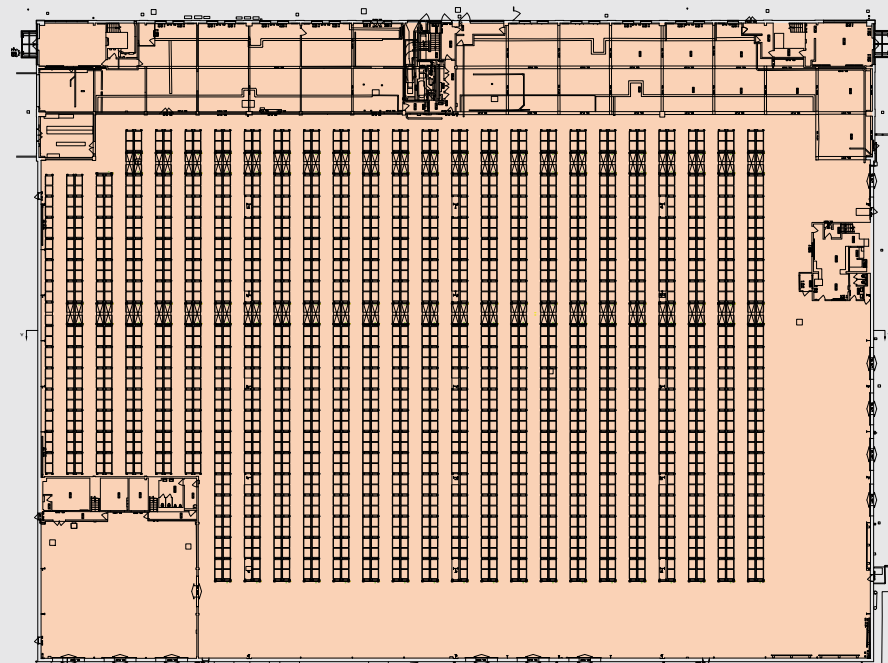


Separate office
parking



Floor loading
55kn/sqm

The indicative layout provides 9,856 UK pallet locations, based on pallet height of 1.5m.

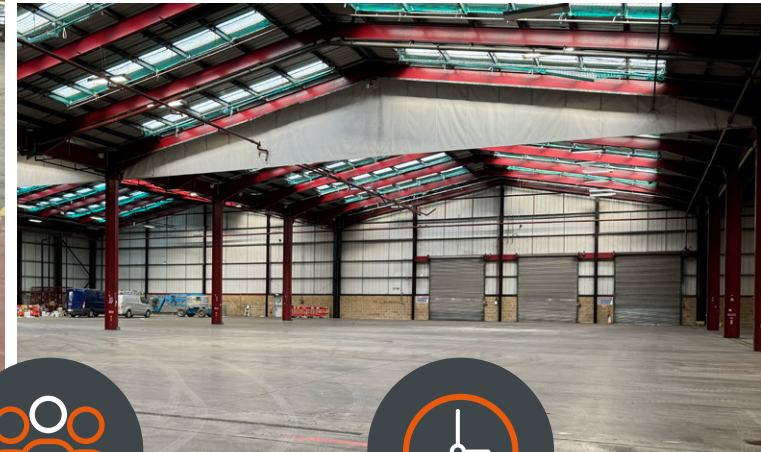
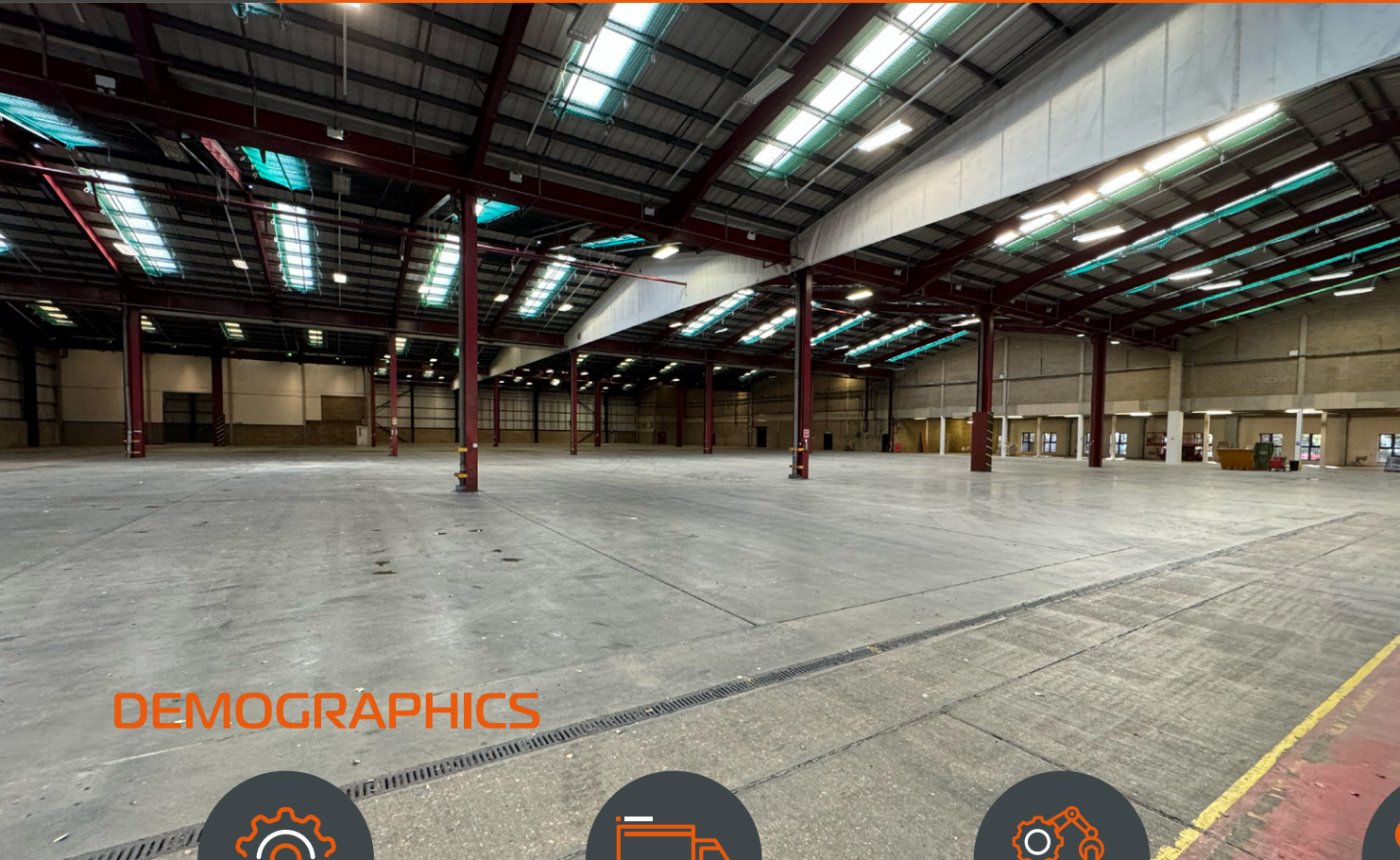


ACCOMMODATION

Gross Internal Areas	Sq ft	Sq m
Warehouse & Ancillary	98,377	9,139
First Floor Offices	14,694	1,365
Total	113,071	10,504

TO LET

HEDGE END 113 | TOLLBAR WAY | HEDGE END SO30 2UH



DEMOGRAPHICS



197,500
workforce

within the Southampton
& Eastleigh area



26,400
employees

in the Transport &
Storage sector



11,400
employees

in the Manufacturing
sector



2.1 m
population

within a 1 hour
drive time

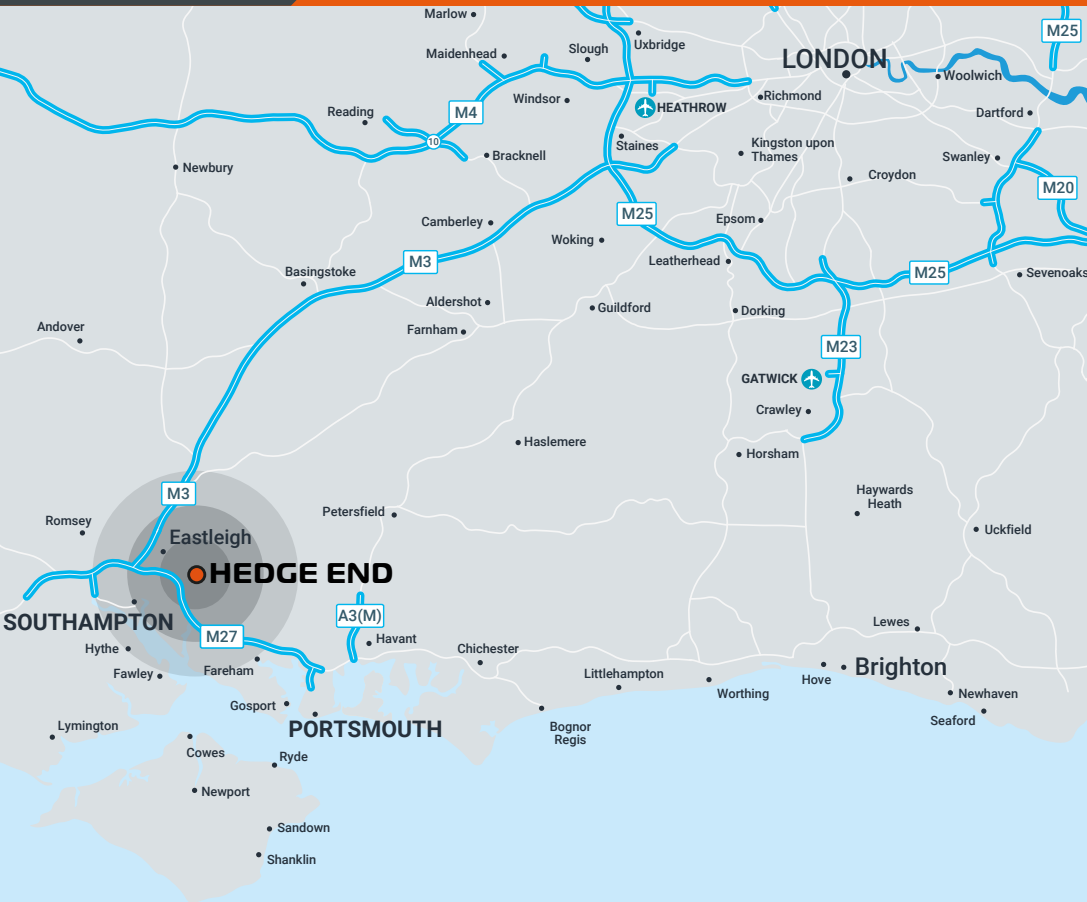


16.3 m
population

within a 2hr 15mins
drive time

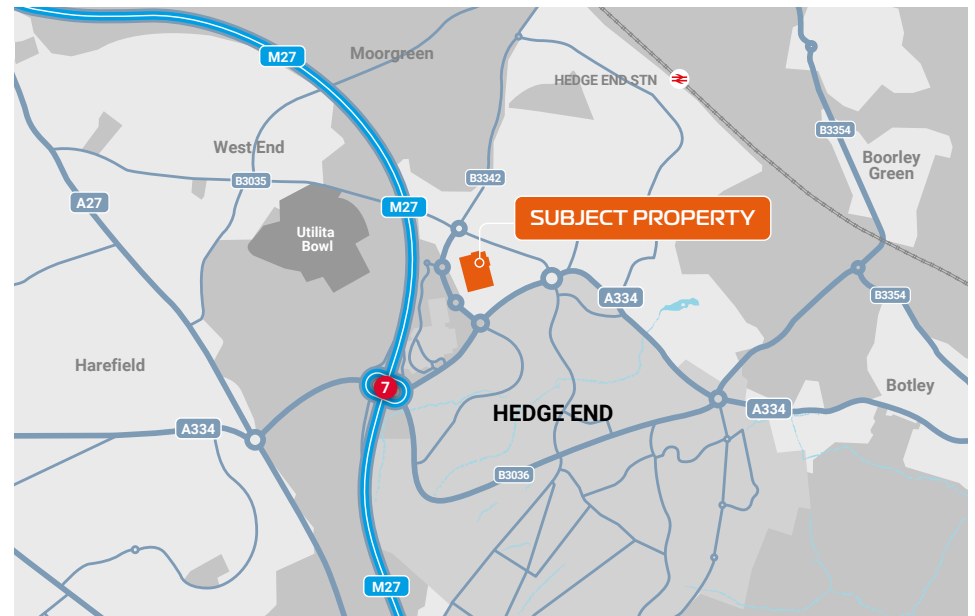
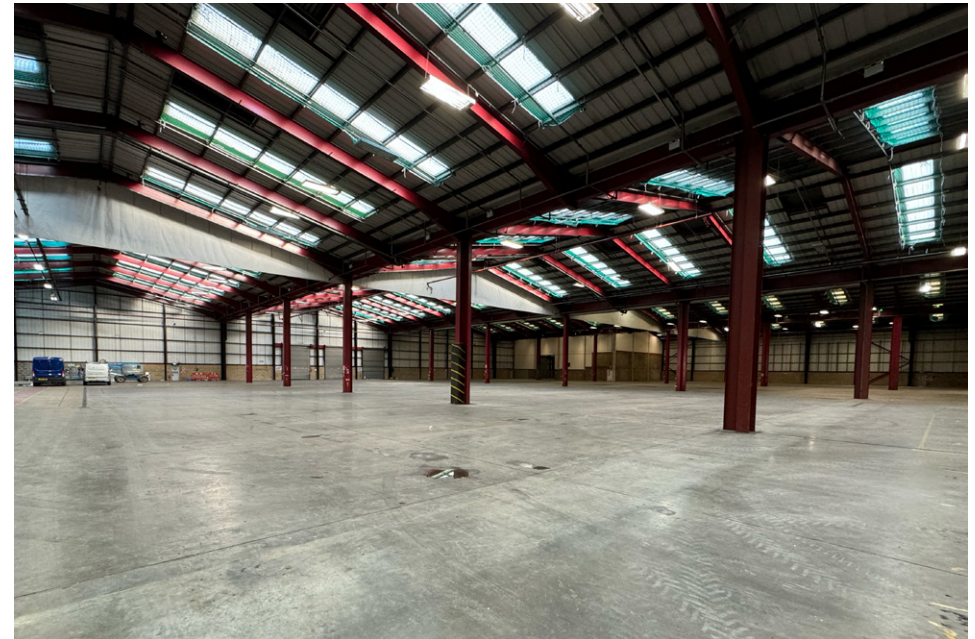
(Source: Promis)

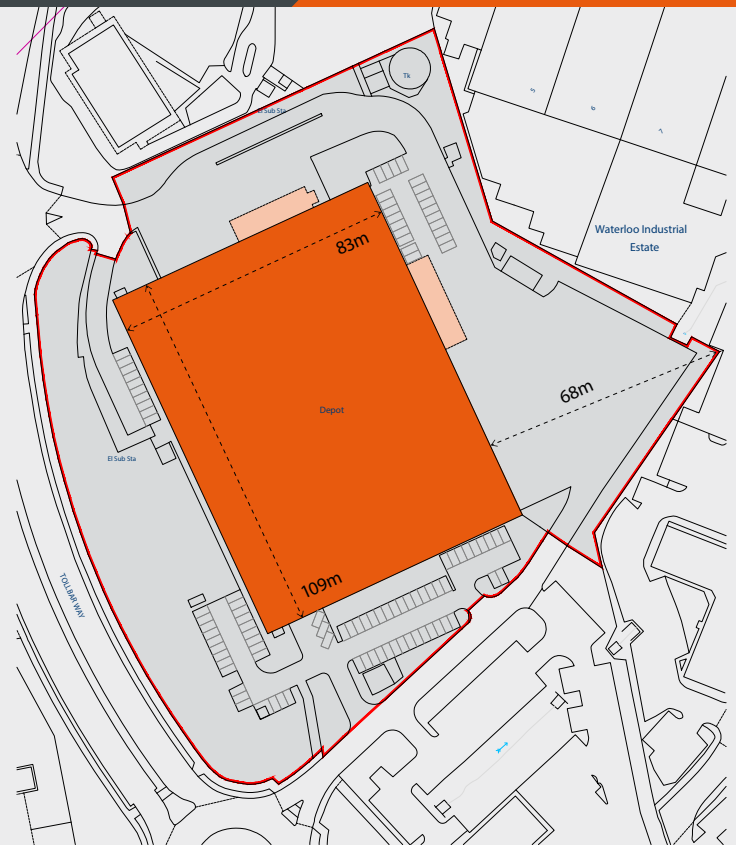
DETACHED WAREHOUSE - 113,071 SQ FT



LOCATION

The property enjoys a prime location surrounded by commercial and retail activity. Tollbar Way is situated ½ mile from J7 of the M27 with easy access provided via the A334 (Charles Watts Way). It is within easy reach of Southampton (6 miles) and Portsmouth (16 miles) and is within close proximity to the M3 and A3(M). Southampton Docks (via M27/M271) is 13 miles.





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

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available on a new lease; rent and terms on application.

EPC

Target B.

FURTHER INFORMATION

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

VIEWINGS

**Lambert
Smith
Hampton**

**023 8033 0041
01489 579579
www.lsh.co.uk**

Dan Rawlings
07702 809192
drawlings@lsh.co.uk

Luke Mort
07591 384236
lmort@lsh.co.uk

Elise Evans
07703 393120
eevans@lsh.co.uk



Adrian Whitfield
07901 558730
adrian.whitfield@realest.uk.com



Jonjo Lyles
07388 488252
jonjo.lyles@m1agency.co.uk

Sophie Cordery
07825 380457
sophie.cordery@m1agency.co.uk