



**HELLIER
LANGSTON**
Commercial Property Consultants

FOR SALE / TO LET

KEY FEATURES

Modern Industrial/ Warehouse Unit With External Forecourt
**Unit 23 Solent Industrial Estate, Shamblehurst Lane, Hedge End,
Southampton SO30 2FY**



- 647.60 sq m (6,969 sq ft)
- 4.59m eaves
- 5.49m ridge
- Undercroft beneath 1st floor office 4.51m
- Up and over loading door 3.04m (W) by 4.02m (H)
- Insulated Profile metal sheet roof
- 1st floor air-conditioned offices
- Suspended ceiling ceilings with LED PIR lighting
- Fully fitted ground and 1st floor kitchens
- Forecourt parking and loading area
- Large communal car park

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Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

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Description

The unit comprises a mid-terrace industrial /warehouse unit with a 2-storey section on the front constructed of brick under a flat roof and rear warehouse under a steel pitched portal frame with recently installed insulated profile metal sheet roof and daylight panels.

The front elevation of the warehouse is part rendered part brickwork and interspersed with uPVC double glazed windows at 1st floor and a powder coated aluminium framed glazed curtain wall with personal entrance door. Access to the warehouse area is under the first-floor offices via an insulated electric up and over door. Externally the unit has a tarmac forecourt for car parking, loading and unloading.

Internally the unit has first floor offices, a kitchen facility and male and female WCs. The offices are fitted out to a modern standard with carpet, perimeter trunking, suspended ceiling with flat panel LED lighting and air conditioning. There are two partitioned areas, one used for a large meeting room, the other as an office separated with glazed partitioning.

The warehouse area is clear open space with a 2-part epoxy painted concrete floor. The internal walls are painted white, and the area is lit with LED lighting. To the rear of the warehouse is a roof mounted gas blow heater and each racked warehouse aisle has ceiling fans to push the heat downwards.

Specification

Ground floor

- Ridge height 5.49m
- Eaves height 4.59m
- Undercroft 4.51m
- Up and over loading door 3.04m (W) by 4.02m (H)
- Insulated profile metal sheet roof
- LED warehouse lights
- 3 phase electric supply
- Gas blow heating with ceiling fans
- Warehouse kitchen
- Ground floor WCs
- Rear double glazed windows at eaves height

1st Floor

- Suspended ceilings incorporating LED flat panel lighting
- Carpets
- Air conditioning
- Perimeter trunking
- Kitchen
- Male and Female WCs
- Double glazed windows

External

- Car parking and loading area
- Communal car park

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Accommodation

The premises have been measured to Gross Internal Area as follows:

	Sq M	Sq Ft
Warehouse and ancillary areas	522.82	5,627
Enclosed mezzanine	11.22	120
1 st Floor office	113.56	1,222
Total GIA	647.60	6,969

Business Rates

The premises are currently assessed as a Warehouse and Premises with a April 2023 Rateable Value of £47,500.

Long Leasehold

We understand that the property is held Long Leasehold from the 25th December 1990 for a period of 999 years at ground rent of £100 per annum

Sale Price

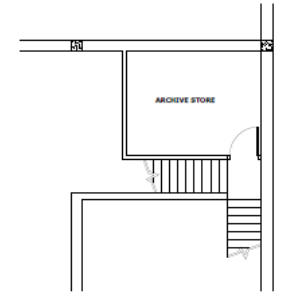
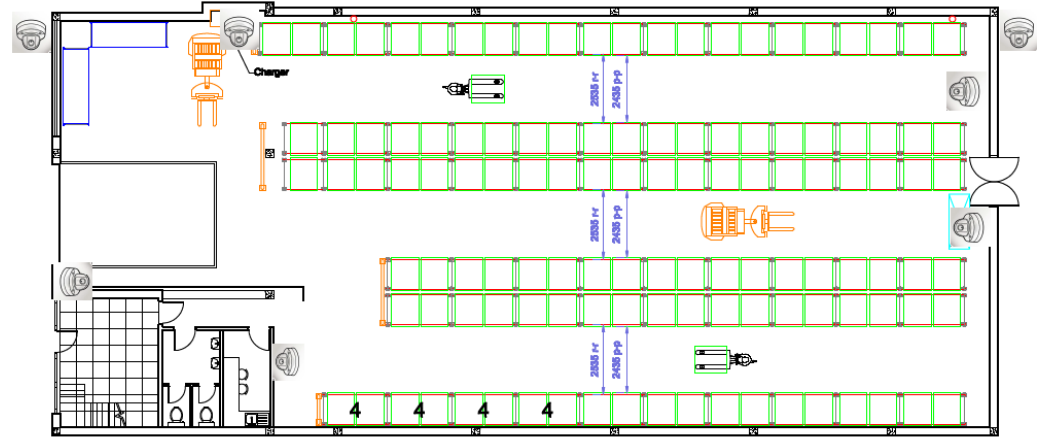
£1,200,000. We understand the premises is not VAT registered so VAT will not be charged on the sale.

Lease Terms

The premises are available on a new FRI lease for a term to be agreed.

Rent

£77,000 per annum and all other occupational costs.



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EPC
C-52

Service Charge

£2,578.53 per annum + VAT

Building Insurance

£1,434.99 per annum + VAT

Legal costs

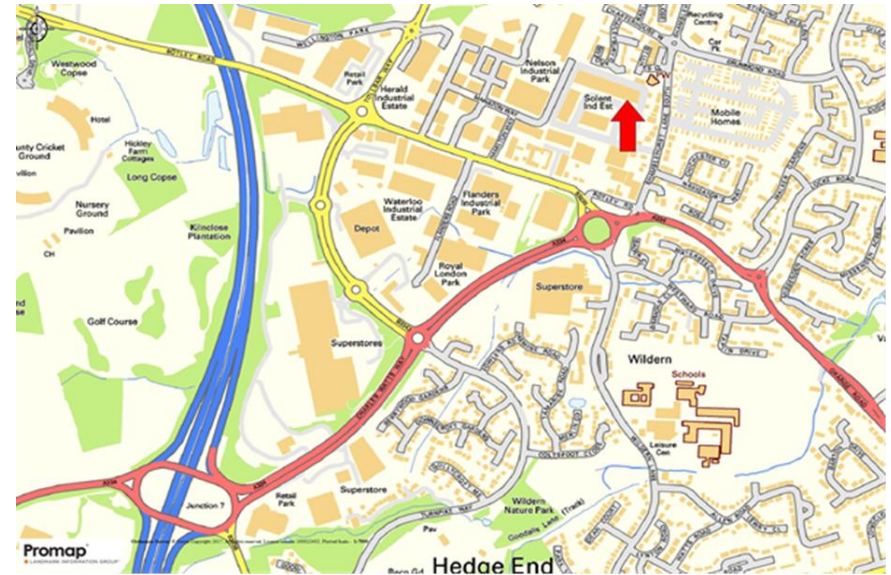
Each party to be responsible for their legal costs

Location

The unit is located on the Solent Industrial Estate, off Shamblehurst Lane. Shamblehurst Lane links to the A334 Charles Watts dual carriageway which provides access to J7 M27. The M27 is main arterial route linking Portsmouth and Southampton and the M3 at J4.

Viewing

Strictly by appointment through sole agents
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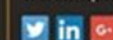


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