



TO BE REFURBISHED

## UNIT 9 WOODSIDE ROAD, EASTLEIGH, SO50 4ET

INDUSTRIAL / WAREHOUSE TO LET  
5,339 SQ FT (496.01 SQ M)





# Summary

## Industrial/Warehouse Unit - TO LET

|                |                     |
|----------------|---------------------|
| Available Size | 5,339 sq ft         |
| Rent           | Rent on application |
| Rates Payable  | £26,208 per annum   |
| Rateable Value | £48,000             |
| EPC Rating     | Upon enquiry        |

- Easy access to J13 of M3 and J5 of M27
- To be refurbished
- End of Terrace
- Open plan storage/workshop area
- Covered loading area with large loading
- Max eaves 6.7m
- Ground and first floor offices
- WC facilities





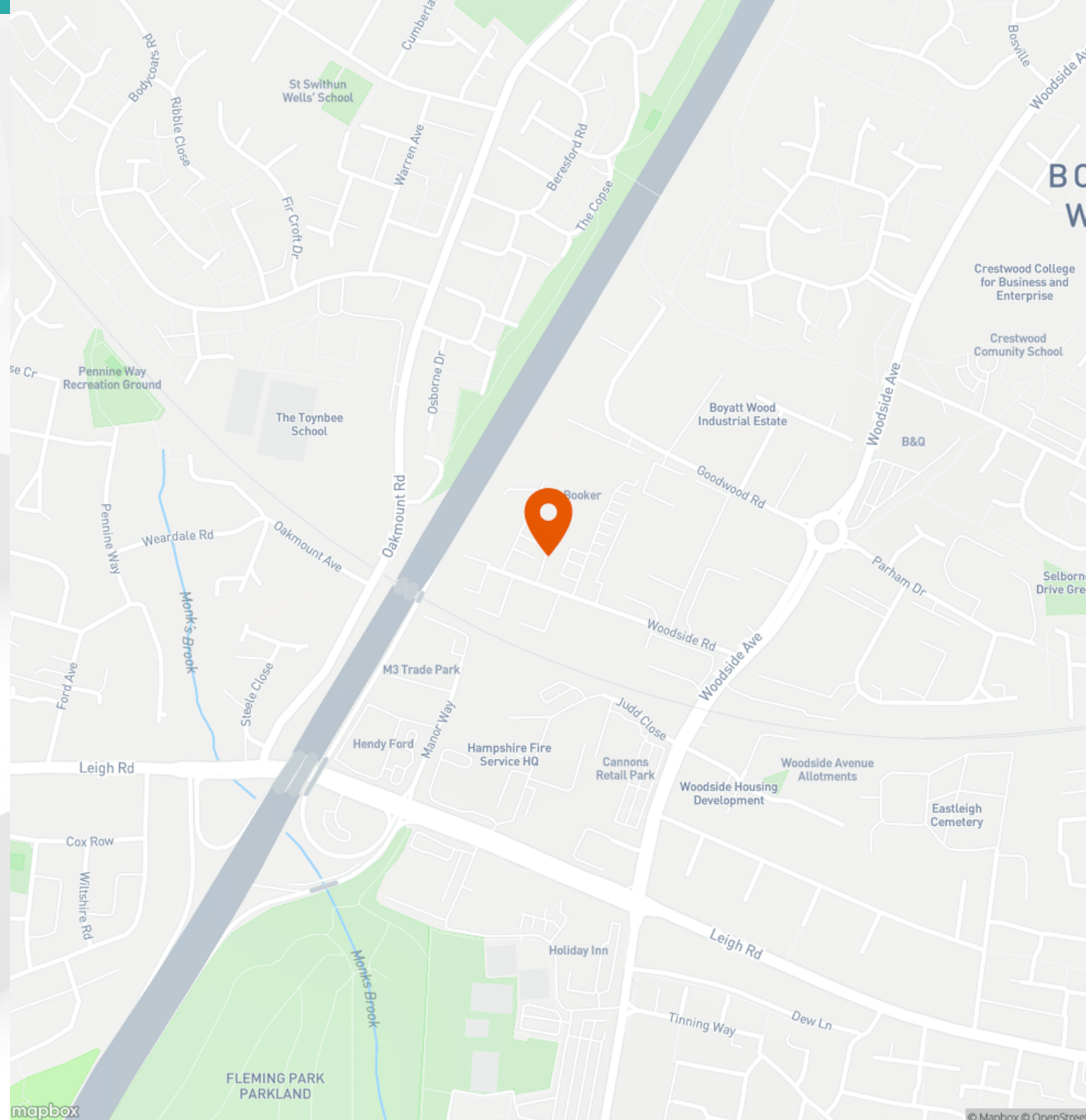
# Location



**Unit 9 Woodside Road,  
Eastleigh, SO50 4ET**

Part of the established Boyatt Wood Industrial Estate, Woodside Road is located within easy access of Junction 13 of the M3 and Junction 5 of the M27.

The unit is accessed off Woodside Road, via Woodside Avenue.









# Further Details

## Accommodation

The accommodation comprises of the following Gross Internal Area:

| Name         | sq ft        | sq m          |
|--------------|--------------|---------------|
| Ground       | 5,339        | 496.01        |
| <b>Total</b> | <b>5,339</b> | <b>496.01</b> |

## Description

Unit 9 Woodside Road is a purpose built, end of terrace industrial unit of clear span portal frame construction with a combination of brick / blockwork and profile clad elevations.

The two-storey office accommodation is accessed via a pedestrian door with the warehouse having a loading canopy and roller shutter door access.

## Specification

- Open plan storage/workshop area
- Covered loading area
- Roller shutter door 5.58m wide x 4.86m high
- Ground and first floor offices
- WC facilities

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## Legal Costs

Each party to be responsible for their own legal costs.

## VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Joint Agent

CBRE  
Nick Tutton  
07887563264  
nick.tutton@cbre.com

Oliver Sherrif  
07919392004  
oliver.sherrif@cbre.com





## Enquiries & Viewings



**Alex Gauntlett**

[agauntlett@vailwilliams.com](mailto:agauntlett@vailwilliams.com)

07584 657826



**Nik Cox**

[ncox@vailwilliams.com](mailto:ncox@vailwilliams.com)

07870 557410

