



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



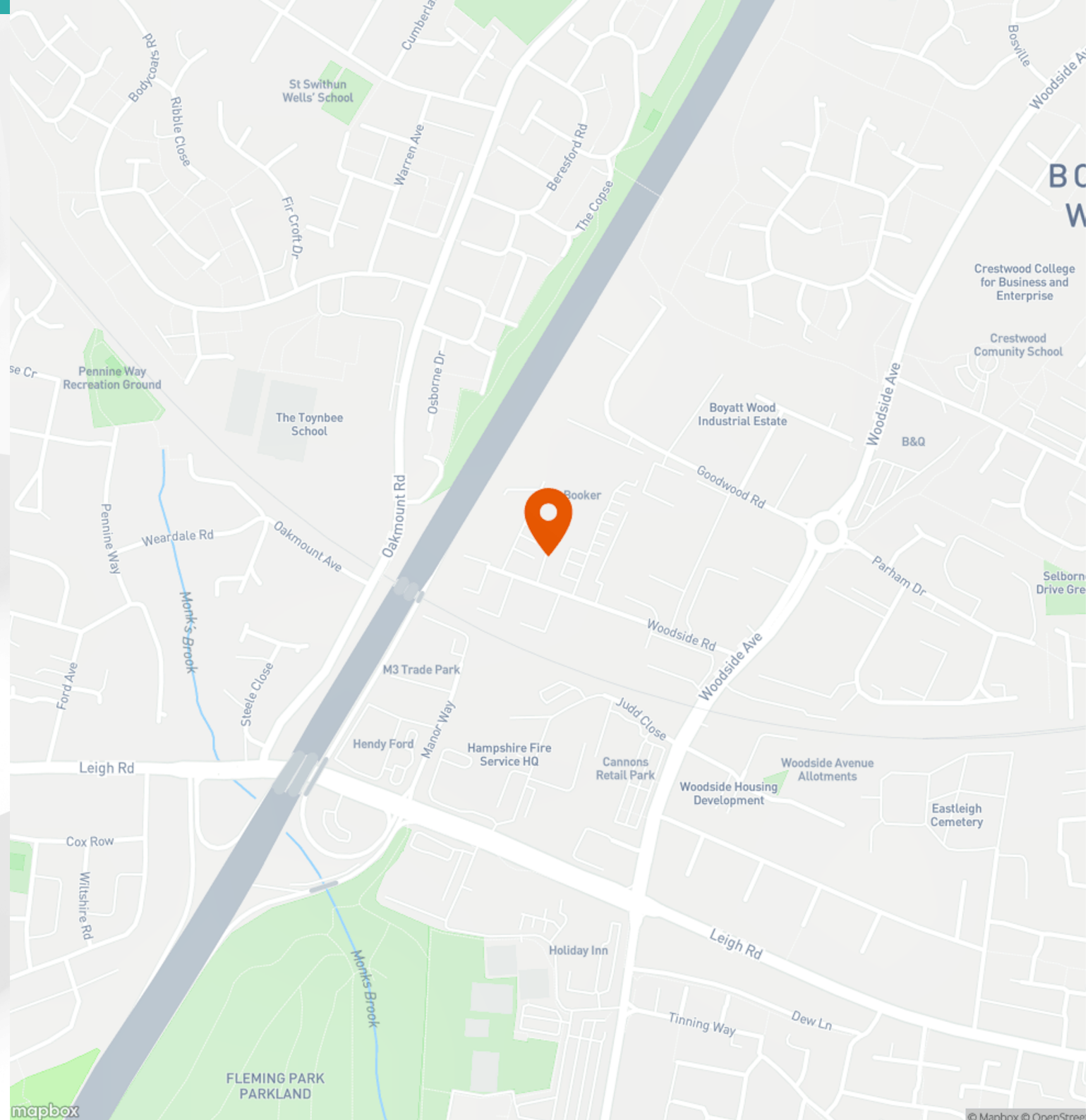
Location



**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
Total	5,339	496.01

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

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