

UNIT 29D PARHAM DRIVE, EASTLEIGH, SO50 4NU

INDUSTRIAL/LOGISTICS / TRADE COUNTER / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET 2,297 SQ FT (213.40 SQ M)

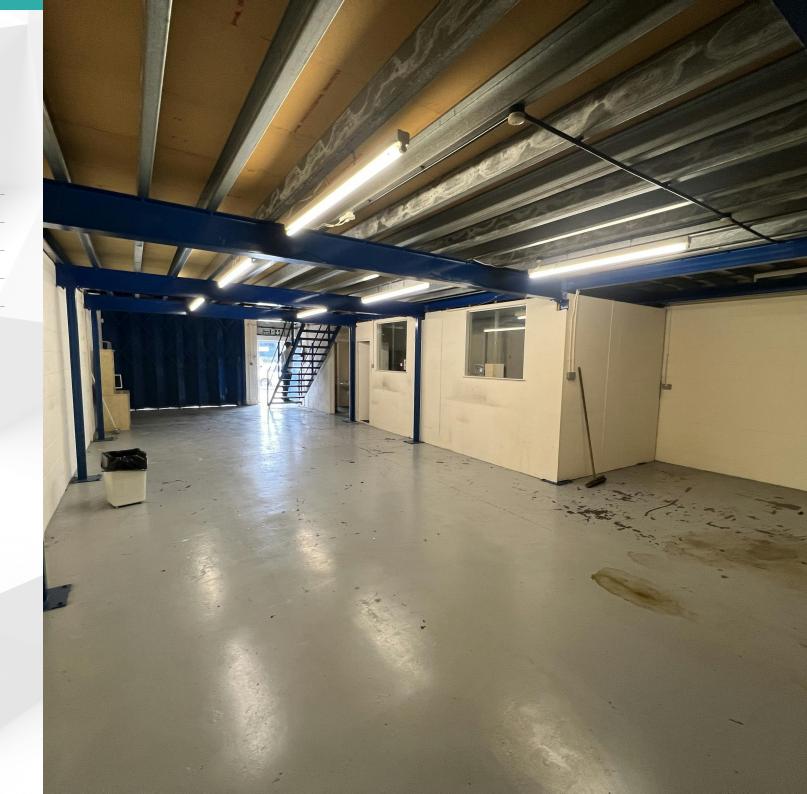


Summary

Industrial/Warehouse unit TO BE REFURBISHED - TO LET

| Available Size | 2,297 sq ft | |
|----------------|----------------------|--|
| Rent | £25,000.00 per annum | |
| Rates Payable | £7,984 per annum | |
| Rateable Value | £16,000 | |
| EPC Rating | Upon enquiry | |

- To be fully refurbished
- Minimum eaves height 4.74m
- Male and female WC's
- Electric and gas supply
- Loading door
- Parking
- Mezzanine



Location

Unit 29D Parham Drive, Eastleigh, SO50 4NU

The unit is situated on the popular Boyatt Wood Industrial Estate, an established industrial location. Situated less than 1 mile from Junction 13 of the M3 and in close proximity to the M27 motorway the unit benefits from excellent communication links.

Prestord Rd BOYATT The Coos WOOD Crestwood College for Business and Enterprise Crestwood Shakespeare Osborne.Dr **Comunity School** Junior School Woodside Ave Boyatt Wood Industrial Estate Shakespeare un Rd Infant School B&Q Goodwood Rd Shakespeare Rd Booker Selborne Parham Dr St Johns Rd Selborne **Drive Green** Woodside Rd Byron Rd de Park Udd Clr No Hampshire Fire Service HQ Cannons Woodside Avenue Toynbee **Retail Park** Allotments Rd Woodside Housing Development Eastleigh Bellevue Rd Rd Cemetery Weston Rd Leigh Rr Holiday Inn Rd The Crescent Primary School Romsey Rd Dew Ln Tinning Way Leigh Road Recreation Ground Leigh Rd Sainsbury's Leigh Rd Nutbeem Rd Rd by heur Е 2 Cranbury Rd **Places Leisure** High St Eastleigh et St Desb eld Ave able St Pirelli Park Char Im Rd @ Manboy @ OpenStr

2



Further Details

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|-----------|-------|--------|--------------|
| Ground | 1,280 | 118.92 | Available |
| Mezzanine | 1,017 | 94.48 | Available |
| Total | 2,297 | 213.40 | |

Description

The property comprises a mid-terrace industrial/warehouse unit of steel portal frame construction with part brickwork and clad elevations under a pitched roof incorporating translucent panels. The unit is either accessed via a double glazed personnel door or concertina loading door.

Internally the unit is mainly open plan with the ground floor benefitting from male and female WC's and a partitioned office. A mezzanine has been installed providing additional open plan space.

The refurbishment works include:

- installation of a new electric roller shutter door
- all new LED lighting throughout
- redecoration of WC's
- upgrade of electric supply from single to 3 phase

Terms

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

Legal costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

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.



Enquiries & Viewings



Alex Gauntlett

agauntlett@vailwilliams.com

07584 657826



Nik Cox ncox@vailwilliams.com 07870 557410



Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact c. All properties are measured in ccordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with he RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 30/04/2024