



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 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

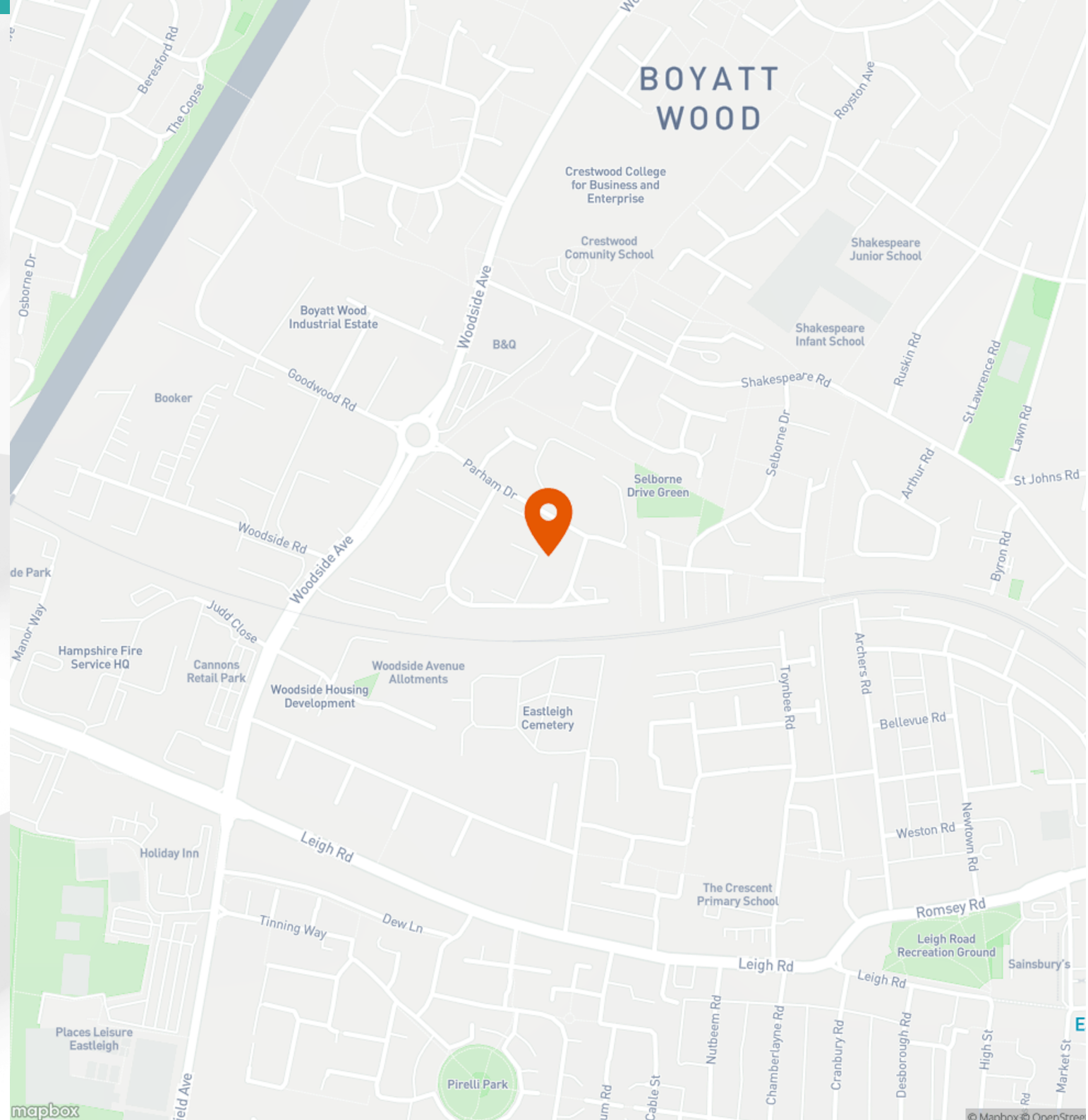


Location



**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.





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**

[View on our website](#)