



HELLIER
LANGSTON

Commercial Property Consultants

TO LET

**UNIT 9 TRINITY COURT BRUNEL ROAD TOTTON SOUTHAMPTON
SO40 3WX**

End of Terrace Warehouse / Light Industrial Unit



KEY FEATURES

270.80 sqm (2,915 sq ft)

5.89 m eaves

6.97m ridge

Ground Floor Offices

4 Car Parking Spaces

**Front and Rear of Estate
Communal Car Park**

**3.6 m (w) x 5.21 m (h) loading
door**

Male and Female WC's

**Call us on: 02382 022 111
Visit: www.hlp.co.uk**

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

TO LET

UNIT 9 TRINITY COURT BRUNEL ROAD TOTTON SOUTHAMPTON SO40 3WX

Description

A modern end of terrace warehouse / light industrial unit of steel portal frame construction with profile metal sheet clad elevations and roof and ground office.

- Eaves 5.89m
- Ridge 6.97m
- Electric up and over door 3.6m wide x 5.21m high
- Suspended ceiling and LED flat panel lighting
- Kitchen
- Carpet
- Ground floor WC facilities including disabled toilet
- LED warehouse lighting
- 3 phase 100amp power supply
- Gas supply

Accommodation

The property has been measured on a GIA basis

Units 9	Sq M	Sq Ft
Warehouse	229.01	2,465
Ground floor ancillary area	41.79	450
Gross Internal Area	270.80	2,915

Terms

The unit is available on a new internal repairing and insuring lease by way of fixed maintenance charge, for a term to be agreed.

Rent

£3,283.33 per month excluding VAT

£9,850 per quarter excluding VAT

£39,400 per annum excluding VAT

Deposit

3 month rent deposit plus VAT (non-negotiable)

Rateable Value

Warehouse and premises: - Rateable Value £27,750 Rates Payable £13,874

Maintenance Charge

The annual maintenance charge is £5,900 per annum increasing annually by 3%. Includes all external repairs and maintenance to the unit as well as the general estate.

Insurance

£583 pa, increasing annually by 3%

Energy Performance Certificate

D. It is our client's intention to undertake a number of improvements to bring up the EPC under a new assess to a B or better

Legal Costs

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

Call us on: 02382 022 111 Visit: www.hlp.co.uk

TO LET

UNIT 9 TRINITY COURT BRUNEL ROAD TOTTON SOUTHAMPTON SO40 3WX



Call us on: 02382 022 111 Visit: www.hlp.co.uk

TO LET

UNIT 9 TRINITY COURT BRUNEL ROAD TOTTON SOUTHAMPTON SO40 3WX



Call us on: 02382 022 111 Visit: www.hlp.co.uk

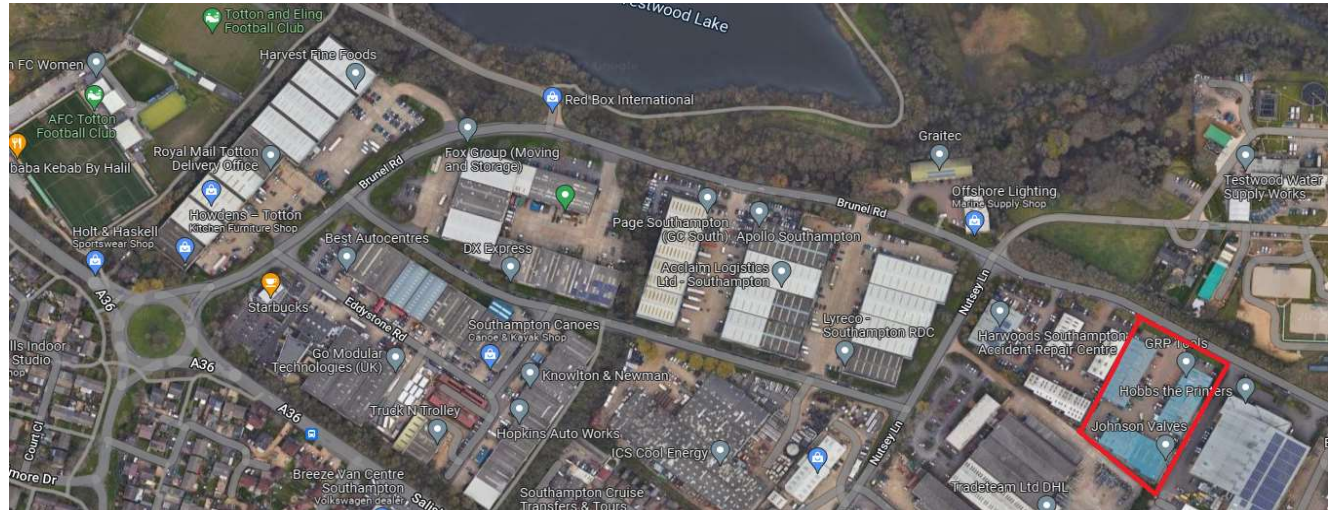
TO LET

UNIT 9 TRINITY COURT BRUNEL ROAD TOTTON SOUTHAMPTON SO40 3WX

Location

Trinity Court is a development of 12 industrial / warehouse units forming part of the established Calmore Industrial Estate, about 5 miles west of Southampton City Centre.

The unit is conveniently placed for access to the motorway network via J2 of the M27, which links with the A31 to the West and M3 and M27 to Portsmouth to the East.



Viewing

Strictly by appointment with joint sole agents

Matthew Poplett MRICS
Hellier Langston
DDI: 02380 574512
M: 07971 824525
matt@hlp.co.uk

Alex Crowther
Industrials

0800 122 3690

enquires@industrials.co.uk
www.industrials.co.uk

Call us on: 02382 022 111 Visit: www.hlp.co.uk



Matthew Poplett
m: 07971 824525
e: matt@hlp.co.uk



Jason Webb
m: 07989 959064
e: jason@hlp.co.uk

Hellier Langston
Enterprise House
Ocean Village
Southampton
SO14 3XB
02382 022 111
www.hlp.co.uk



**HELLIER
LANGSTON**
Commercial Property Consultants

02382 022 111
www.hlp.co.uk

Disclaimer: Hellier Langston Limited and its subsidiaries and their joint agents if any ("HL") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of HL or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of HL has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of HL or its employees or agents, HL will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HL (v) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and HL shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.