



UNIT
41

TO LET
CLARK & BARNHOUSE UNIT
3,843 SQ FT (357 SQ M)
WILLIS TOWERS WOOD
02045 003 311
www.wtt.co.uk

tacotherm

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UNIT 40 SOUTH HAMPSHIRE INDUSTRIAL ESTATE

Calmore, Totton, Southampton SO40 3SA

FOR SALE/ TO LET | 3,843 sq ft (357 sq m) plus storage mezzanine of 1,595 sq ft (148 sq m)



HELLIER
LANGSTON

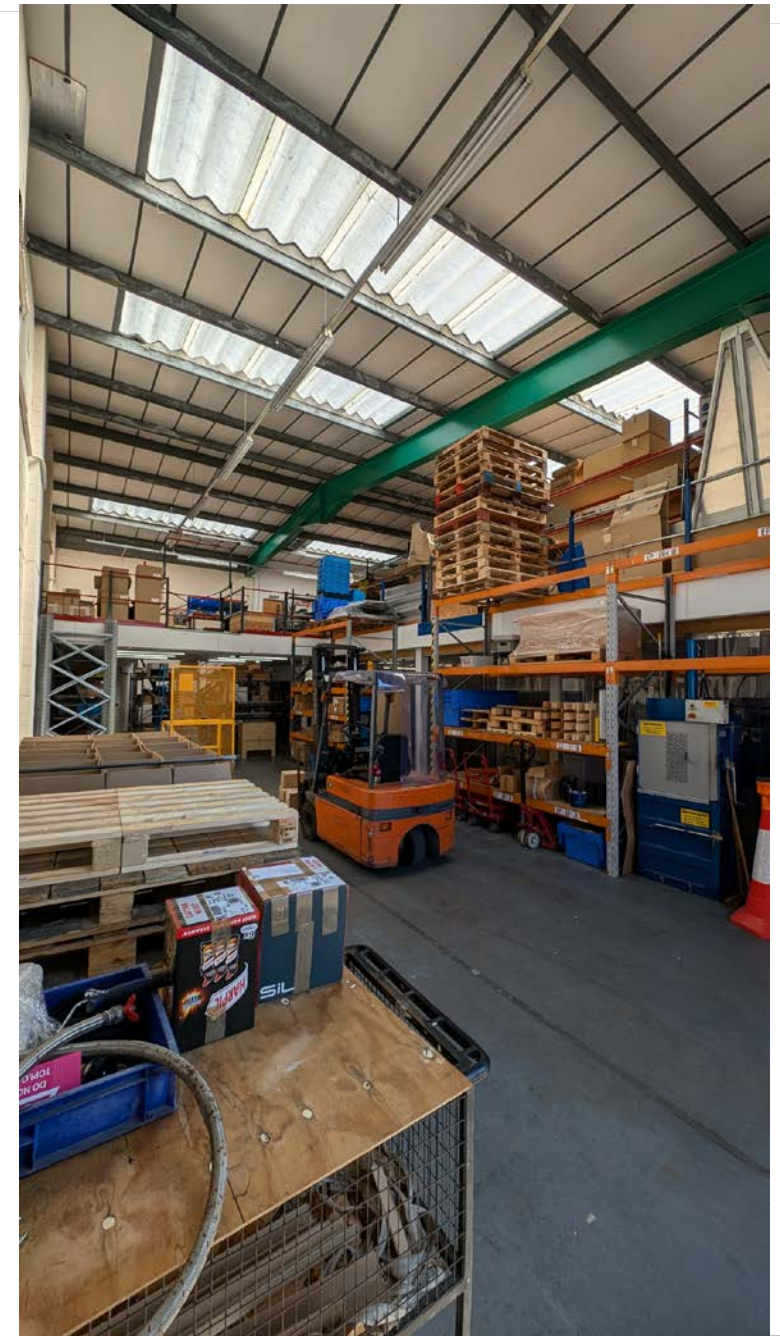
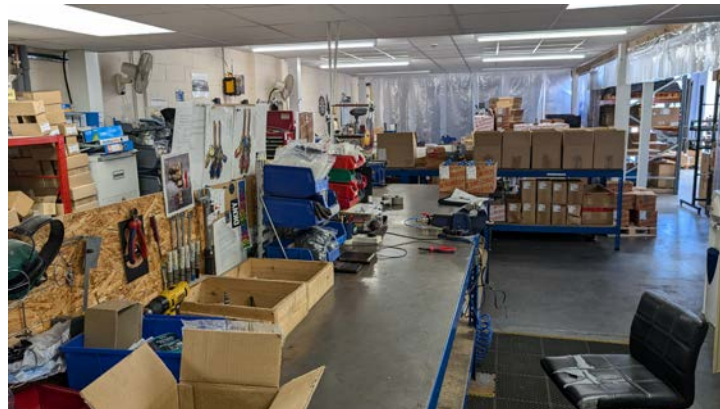
Description

The property comprises a mid-terrace steel portal frame industrial unit underneath an insulated pitched asbestos cement sheet roof with intermittent day light panels. We understand that the roof has recently been overhauled with the roof lights and fixing bolts being replaced.

Externally the unit has part block work part clad elevations to the front and rear elevations. The unit benefits from a tarmacadam car park to the front elevation facing Brunel Road and a rear communal concrete service yard providing access to the concertina sliding door at the rear of the unit.

Internally the unit has a ground floor lobby leading to male and female WC's and shower or a staircase to an open plan first floor office. The lobby also leads through to the industrial area as well as fitted kitchen/break out area.

Over time the unit has been added to, including various mezzanine floors covering circa 75% of the floor area. The mezzanine has its own staircase at the rear of the unit and is also accessible from the open plan first floor office.



Specification

Ground floor

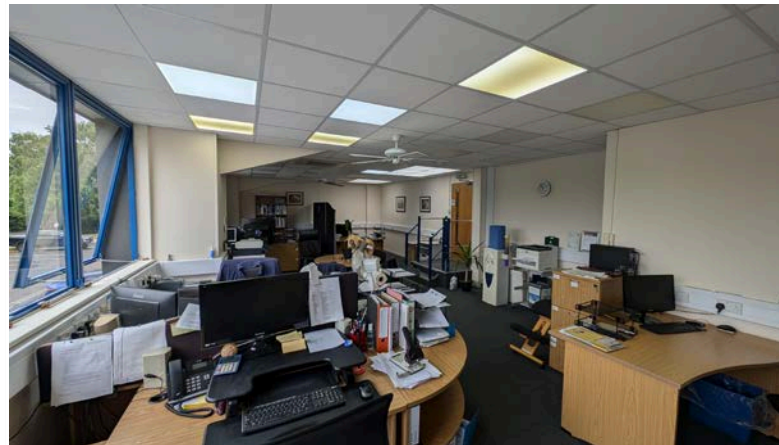
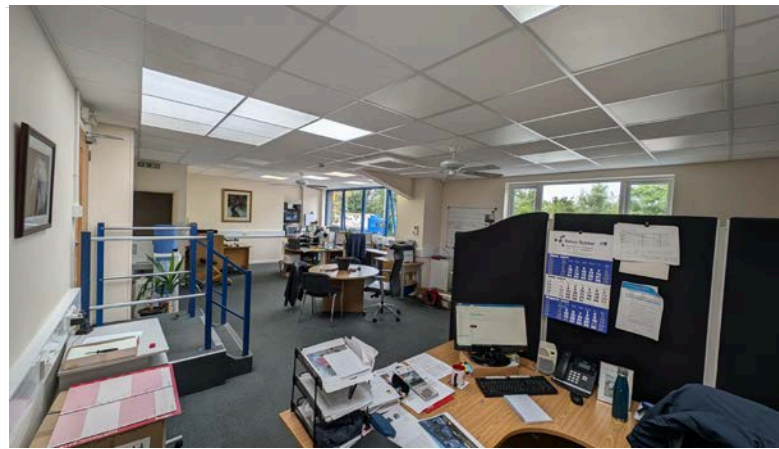
- Ridge height 7.12m
- Eaves height 5.87m
- Haunch height 4.90m
- Concertina sliding loading door 4.34m wide by 4.76 m high
- Insulated pitched asbestos cement sheet roof with intermittent day light panels
- Kitchen and break out area
- Roof vents
- 3 phase electric supply
- Workshops beneath mezz heated by a hot air system from a gas boiler with condenser
- LED warehouse lights and beneath mezzanine
- Ground floor WC's and shower

1st Floor

- Suspended ceilings incorporating LED flat panel lighting
- Carpets
- Air conditioning
- Under floor heating
- Ceiling fans
- Perimeter trunking
- Double and single glazed windows glazed windows

External

- Concrete rear communal yard
- Rear loading area plus additional car park/external storage area
- Tarmac car park fronting Brunel Road



Accommodation

Unit 40 has been measured to Gross Internal Area

	Sq M	Sq Ft
Warehouse and ancillary areas	290.16	3,123
First floor office and ancillary areas	66.88	720
Total	357.04	3,843
Warehouse mezzanine	148.21	1,595

Business Rates

According to the Valuation Office Agency website Unit 23 has a Rateable Value from 1st April 2023 of £26,000.

Estate Charge

We understand that there is a service charge for the estate.

Title

We understand that the property is held Long Leasehold for a period 999 years at ground rent of £100 per annum.

EPC

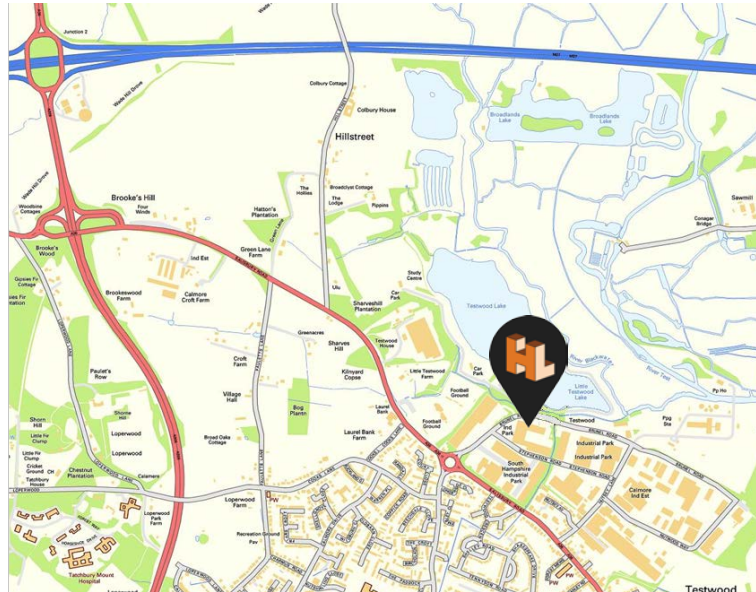
TBC

Terms

The premises are available either For Sale or To Let by way of a new Full Repairing and Insuring lease on terms to be agreed.

Location

The South Hampshire Industrial Park is part of the larger Calmore Industrial Estate. The estate is situated at the corner of Stephenson Road and Brunel Road and can be accessed from Brunel Road the main arterial route through the Estate. Calmore Industrial Estate is accessed via the A36 Salisbury Road which links to junction 2 of the M27 to the North and Totton Town Centre and Redbridge Road to the South.



Price

£660,000 with mezzanine
£576,000 without mezzanine

Rent

£50,800 per annum exclusive with mezzanine
£42,000 per annum exclusive without mezzanine

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

Viewing

Strictly by appointment with the sole agents.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants. Code for Leasing Business Premises In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

Schedule an appointment

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