







Unit 4 Woolston Garage Site, Portsmouth Road
Southampton SO19 9AQ
TO LET | 54.17 sq. m. (594 sq. ft.)

 HELLIER
LANGSTON



Summary

-  54.17 sq. m. (594 sq. ft.)
-  Car display / yard area 115.6 sq.m. (1,245 sq. ft.)
-  Ideally suited for car sales (other uses considered)
-  Mezzanine office

Description

The property comprises an end of terrace small industrial unit with concertina door and internal spiral staircase to a first-floor office. The ground to ceiling height beneath the first-floor office at the front of the unit is 2.36m. The eaves height at the rear of the unit is 4.03m. Car repairs as main use not permitted.

Externally is a car display area / yard for approximately 10 vehicles, which is located immediately opposite the unit.

Rent

£10,000 per annum exclusive of rates, VAT & all other outgoings.

Tenure

Available by way of a new effectively Full Repairing & Insuring lease on terms to be agreed.

Rateable Value

TBC.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

Floor	Sq. m	Sq. ft
Ground Floor	39.93	430
Mezzanine Office	14.24	164
Total (building)	54.17	594
Yard/Car Display Area	115.69	1,245

EPC Rating

Rating - E118

Location

The property is located on the south side of Portsmouth Road (A3025) in Sholing, Southampton, behind the BP petrol station and Best One convenience store.

Sholing Train station is a very short walk to the north.

Southampton City Centre is located approximately 0.75m to the west accessible via the Itchen Bridge.

The property is in easy reach of the M27 via Junction 7 & 8 which are approximately 3.4 and 2.4 miles to the east respectively.

VAT

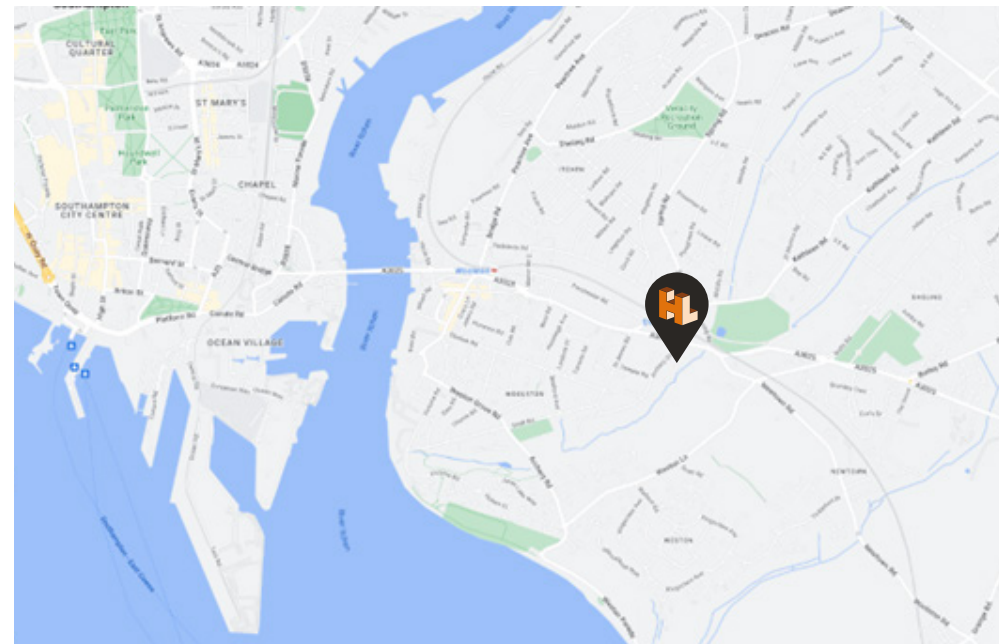
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves

Viewing

Strictly by appointment with the sole agents Hellier Langston.

Code of 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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