



**Unit C Phoenix Centre, Eddystone Road, Totton, Southampton,  
SO40 3SA**

End of Terrace Warehouse/Light Industrial Unit with Large Secure Yard

**Summary**

<b>Tenure</b>	To Let
<b>Available Size</b>	21,013 sq ft / 1,952.17 sq m
<b>Rent</b>	£231,000 per annum
<b>Business Rates</b>	Please Check VOA Website
<b>EPC Rating</b>	E (101)

**Key Points**

- To be Refurbished
- Established Industrial Estate
- Three Loading Doors
- Three Phase Electrics
- Large Secure Yard with Parking



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## Description

The building is a detached portal frame structure under a shallow pitched roof. The building envelope is formed in brickwork and profile steel cladding. The unit is currently laid out in an L shape with an open plan warehouse benefiting from three loading doors, one to the front elevation and two to the side, along with ground and first floor office / ancillary space. The unit also benefits from roof lights, LED lighting, concrete floor and gas blower heater.

Externally, there is a large secure yard with parking which is bounded by perimeter fencing.

## Location

The Phoenix Centre is situated on South Hampshire Industrial Park which forms part of the established Calmore Industrial Estate on the north side of Totton, located 5 miles west of Southampton City Centre on the A36 main Southampton to Salisbury Road. Junction 2 of the M27 is approximately 1.5 miles north via the A36 with Totton Town Centre approximately 1 mile south.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Workshop	17,285	1,605.83	Available
Ground - Offices / Ancillary	1,864	173.17	Available
1st - Offices / Ancillary	1,864	173.17	Available
<b>Total</b>	<b>21,013</b>	<b>1,952.17</b>	

## Terms

Available on a new full repairing insuring lease for a term to be agreed at a rent of £231,000 per annum exclusive.

## Business Rates

You are advised to check the business rates via The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) before making a commitment to lease.

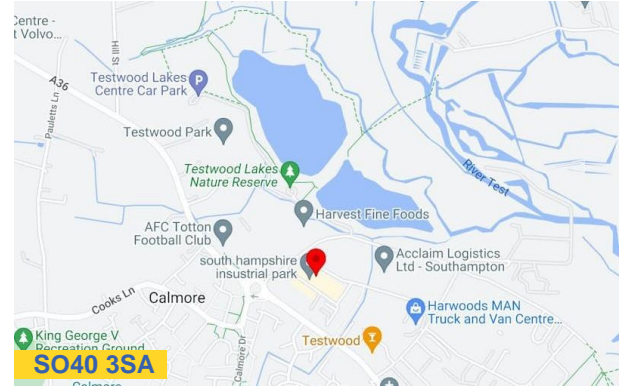
## Other Costs

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

Service Charge & Buildings Insurance - Payable by the tenants - further details upon request.

VAT - Unless otherwise stated all rents and costs are exclusive of VAT at the prevailing rate.

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## Viewing & Further Information

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