



Units 1 & 2 Flanders Industrial Park

HEDGE END, SOUTHAMPTON, SO30 2FZ



TO LET

Industrial Unit/Warehouse

Established Industrial/Trade Area

Exceptionally Well Located – Just Off Junction 7, M27

Units Can Be Taken Individually or Combined

6,030 – 13,097 ft² (plus 893 sq ft mezzanine)

Description

The property is of steel portal frame construction with a mix of brick and metal profile cladding to the elevations beneath an insulated profile metal sheet roof. The property benefits from ancillary office accommodation and loading facilities.

The site is well configured to allow separate access for cars and goods vehicles via a central estate road.

The property is available to let as two separate units or one combined unit.

Specification

- Eaves height 6.8m, haunch height 6.3m, ridge height 7.3m
- Electric loading door to each unit (4m wide x 5m high)
- Lighting
- 20% Daylight Roof Panels
- First Floor Offices to each unit
- Male, Female & Disabled WCs
- Kitchen Facilities
- Large concrete loading apron
- 26 allocated car parking spaces (for one combined unit)
- EPC Rating – C67



Accommodation

Unit 1 Floor Areas	Sq Ft	Sq M
Ground Floor Warehouse & Ancillary	5,197	482.79
First Floor Offices	833	77.43
Unit 1 Total	6,030	560.22
Unit 2 Floor Areas	Sq Ft	Sq M
Ground Floor Warehouse & Ancillary	5,136	477.12
First Floor Offices	1,931	179.41
Unit 2 Total	7,067	656.53
(Plus Mezzanine Storage)	893	82.96
UNITS 1 & 2 COMBINED	13,097	1,216.75
(Plus Mezzanine Storage)	893	82.96









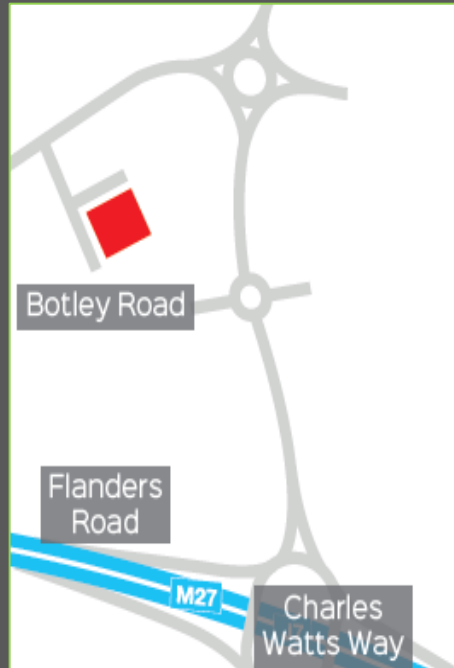






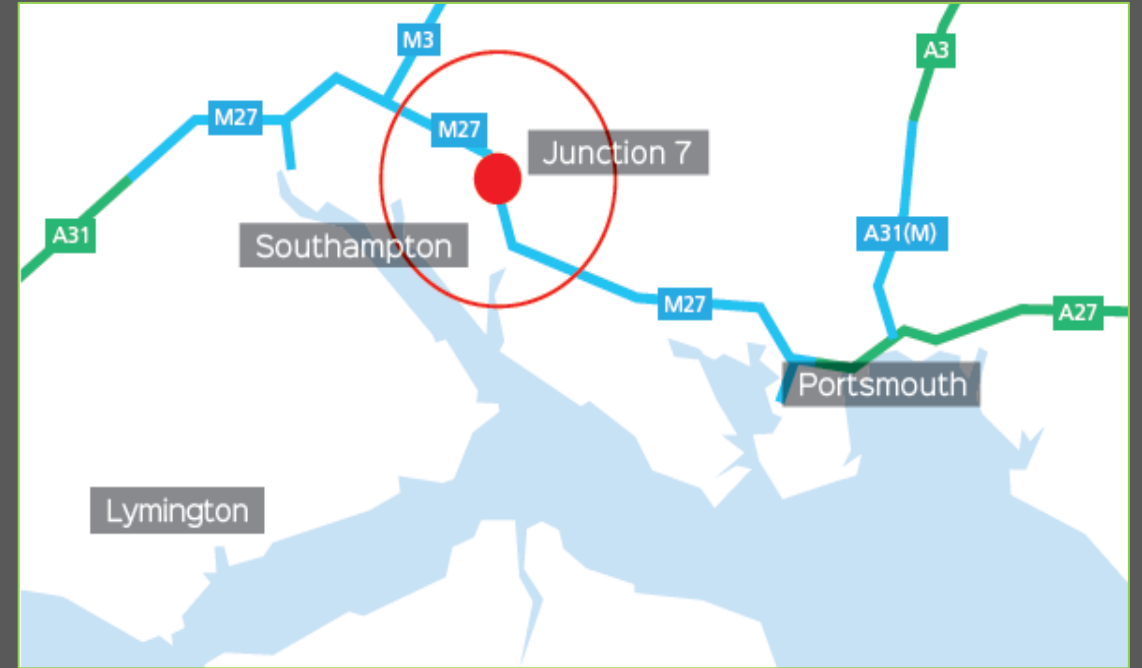
Location

The property is located on the Flanders Industrial Park, which is well situated off Botley Road and Charles Watts Way (A334) close to junction 7 of the M27 between Southampton and Portsmouth. Hedge End is a well-established retail, industrial and trade counter location. Nearby occupiers include Sainsbury's, Marks & Spencer, B&Q, Howdens and Lok'n Store.



Terms

The property is available on a leasehold basis as two separate units or one combined unit on terms to be agreed. Rent on application.



Business Rates

The rateable value of the property (as a whole combined) from April 2023 is £108,000. All enquiries to Eastleigh Borough Council.

Destinations	Miles
Southampton International Airport	6
Southampton Airport Parkway	6
Southampton	6
Portsmouth	16
Bournemouth	38
Heathrow Airport	70
Central London	82

Units 1 & 2 Flanders Industrial Park, Hedge End, Southampton

SAT NAV: SO30 2FZ

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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