



Unit 1 Waterloo Trade Park
FLANDERS ROAD, HEDGE END, SOUTHAMPTON, SO30 2QT

Vail Williams
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TO LET

Industrial Unit/Warehouse
Established Industrial/Trade Area
Exceptionally Well Located – Just Off Junction 7, M27
15,017 ft² (1,395.14 m²) Plus Optional Mezzanine Floor

Description

The property comprises a semi-detached industrial/warehouse unit of steel portal frame construction under an asbestos cement sheet roof with part brick, part profile metal sheet elevations. There is direct access to the warehouse via a loading door or a separate pedestrian door to the front elevation. In addition, there is a pedestrian door providing access to the two-storey office located at the front of the property. This includes a waiting area, meeting room, male and female WCs plus open plan office areas on the first floor.

The tenant has made alterations to the unit with the addition of a mezzanine floor proving an open plan and private office area which acts as an extension to the original offices. There is also a separate mezzanine store. Subject to agreement, these may be taken by an ingoing tenant.

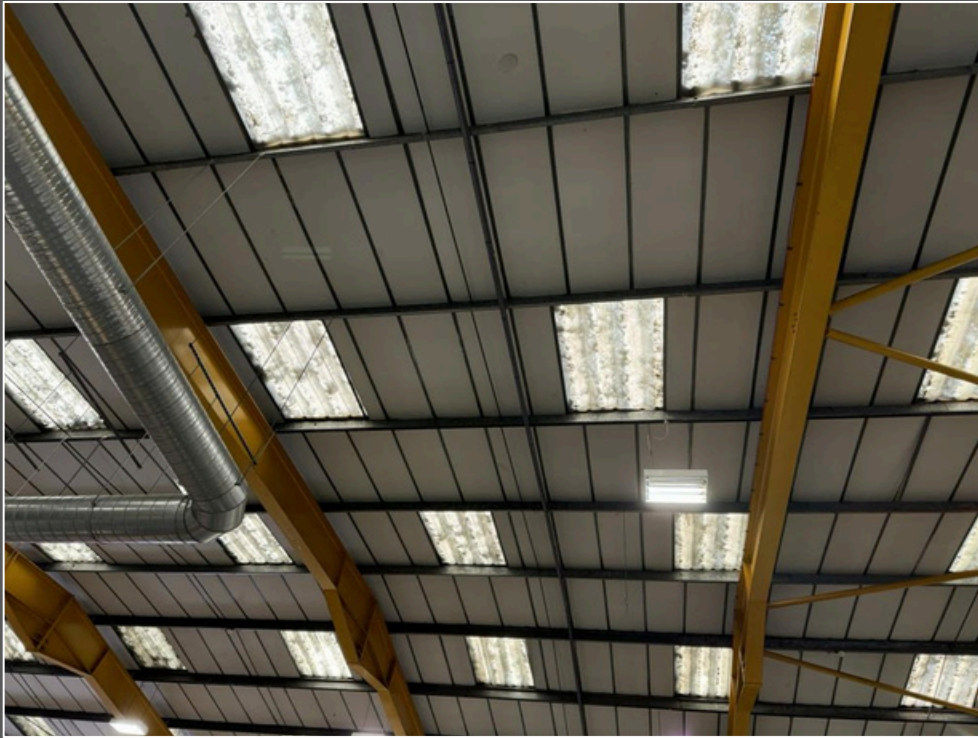
Specification

- Eaves height 5.78m, 4.85m to haunch
- Electric roller shutter loading door
- High bay LED strip lighting to industrial/warehouse area
- 10% Rooflights
- Gas Blower to Warehouse
- Ground and first floor offices with suspended ceiling and recessed CAT 2 lighting
- Male & Female WCs
- 21 allocated car parking spaces
- EPC Rating – C61



Floor Area	Sq Ft	Sq M
Ground Floor Warehouse	13,541	1,257.96
Ground Floor Office	738	68.59
First Floor Office	738	68.59
TOTAL (GIA)	15,017	1,395.14
Additional Mezzanine Office & Mezzanine Store	TBC	TBC













Location

The property is located on the Waterloo Industrial Estate, which is well situated on Flanders Road, 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.

The estate is currently occupied by Lok'nStore, NATS, Howdens Joinery, N&C, Nocoband and Stearn Electric Co. Ltd. Other nearby occupiers include Sainsbury's, Marks & Spencer, B&Q, Halfords, Screwfix and Tileflair.

Terms

The property is available on a new Fully Repairing and Insuring lease 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.



Unit 1 Waterloo Industrial Estate, Hedge End, Southampton

SAT NAV: SO30 2QT

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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



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