



Unit 1 Peacock Trading Estate
GOODWOOD ROAD, EASTLEIGH, SO50 4NT



TO LET

End of Terrace Industrial Unit/Warehouse with Potential for Secure Yard
Located on a Prime Industrial Estate close to J13, M3
7,617 ft² (707.64 m²)

Description

A refurbished end of terrace unit on the established Boyatt Wood Industrial Estate in Eastleigh. Peacock Trading Estate comprises a modern terrace of industrial/trade units with good prominence from Goodwood Road. Unit 1 is of a steel portal frame construction providing a large clear span warehouse area with brick and cladding elevations and an excellent loading apron. There is potential for a secure yard to the side of the unit of a minimum 987 sq ft.

Specification

- 5.82m Minimum Eaves Height
- Electric Loading Door
- LED Lighting
- Ground Floor Offices
- Large Loading Apron
- New Roof (2022)
- Secure Yard Potential (minimum 987 sq ft)
- Close to Junction 13, M3
- EPC Rating – C65



Floor Area	Sq Ft	Sq M
Warehouse	6,828	634.34
Ground Floor Offices	789	73.30
Total	7,617	707.64





Ground Floor Clear Span Warehouse/Industrial Area (Image taken in 2022)



Ground Floor Clear Span Warehouse/Industrial Area (Images taken in 2022)



Ground Floor Offices (Images taken in 2022)



Kitchen & WC Facilities (Images taken in 2022)



Area with
Potential for
Secure Yard

Aerial Imagery



Aerial Imagery



Unit 1 Peacock Trading Estate – proximity to M3, Junction 13

Location

The property is situated on Goodwood Road at the head of the Boyatt Wood Industrial Estate. There are excellent transport links with Junction 13 of the M3 Motorway being a 2 minute drive away via Woodside Avenue.

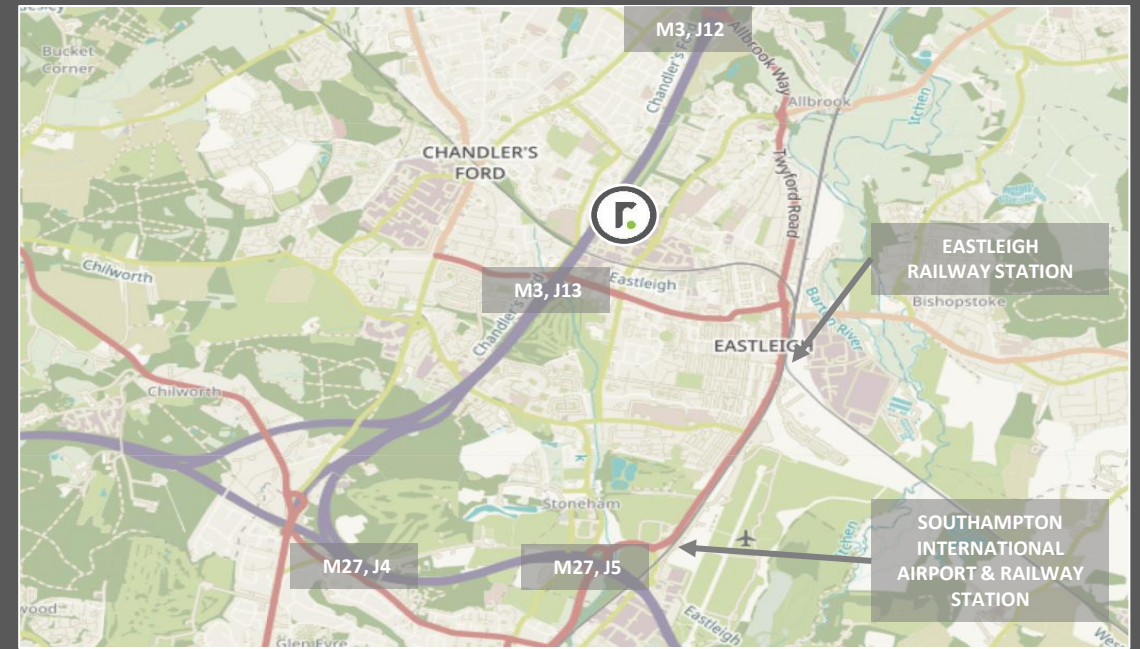
Terms

The property is available to let by way of a new full repairing and insuring lease upon terms to be agreed at a quoting rent of £107,500 pax.

Business Rates

Rateable Value - £55,000 from 1 April 2023. All enquiries to Eastleigh Borough Council. (<https://www.gov.uk/find-business-rates>).

Destinations	Miles
M3, Junction 13	0.8
M27, Junction 4 (westbound)	2.7
M27, Junction 5 (eastbound)	2.2
Eastleigh Railway Station	1.5
Southampton Airport & Airport Parkway Railway Station	2.7
Port of Southampton	6.8
A34 (for Midlands and the North)	8.3
Portsmouth International Port	20.9
London Heathrow	56.7



Unit 1 Peacock Trading Estate, Goodwood Road, Eastleigh

SAT NAV: SO50 4NT

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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