



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

1st Floor Office, Unit 19-20, Solent Industrial Estate, Shamblehurst Lane, Hedge End, Southampton SO30 2FY



KEY FEATURES

139 sqm (1,500 sqft) to 350 sqm (3,770 sqft)

1st Floor Office

New Suspended Ceiling With PIR LED lighting

New Air Conditioning

Kitchen

Perimeter Trunking

Large Onsite Communal Car Park

Call us on: **02382 022 111**
Visit: **www.hlp.co.uk**

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

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Description

Units 19-20 comprises a mid-terrace industrial / warehouse premises which has been recently refurbished with open plan self contained 1st floor office.

Opposite is a large communal car park which serves all tenants on the estate on a first come first served basis.

Office Specification

- 1st floor offices
- Carpet
- Suspended ceilings
- LED PIR operated lighting
- Air conditioning
- Tea point
- Perimeter trunking
- Male, female and disabled ground floor WC's

Accommodation

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

1 st Floor Office Unit 19-20	Sq M	Sq Ft
From	139	1,500
To	350.26	3,770

Terms

The unit is available on a new Internal and Repairing all inclusive lease for a term to be agreed and incorporating annual CPI rent reviews.

Rent

£25 sq ft all inclusive of business rates, service charge, external repairs, electricity and all other utility bills

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Location

The office is at 1st floor within Unit 19 & 20 Solent Industrial Estate. Situated on the established Solent Trading Estate off Shamblehurst Lane in Hedge End. Hedge End is situated in a strategic location on Junction 7 of the M27 between the major conurbations of Southampton and Portsmouth. Access to Junction 7 of the M27 is via Botley Road and Charles Watts Way (A344) dual carriageway. Hedge End train station has service to Southampton, Fareham and Portsmouth with links to national rail network. Air services are provided from Southampton International Airport located at Junction 5 of the M27.

Proximity of Unit 19-20 Solent Industrial Estate to: -

Location	Miles	Kms
Junction 7 M27	1	1.61
Junction 4 M27/J14 M3	7.2	11.60
Southampton International Airport and Parkway Station	5.5	8.85
Southampton Dock Gate 20	12.9	20.76
Portsmouth Docks	15.9	25.59

EPC

To be reassessed following refurbishment

Legal Costs

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



Viewing

Strictly by appointment through sole agents Hellier Langston.

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