



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET

**EW09 Eling Wharf, Totton, Southampton  
SO40 4TE**  
**Secure open storage site with services**



## KEY FEATURES

1.017 acres (0.412 ha)

Close to M271

Secure open storage site

Mixed concrete and Type 1 surface

2.4 metre palisade fencing

Mains electric, water and wastewater to a point

Professional on-site management

Call us on: **02382 022 111**

Visit: **[www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

# To Let

## Secure open storage site with services

### Description

A secure open storage site finished with concrete and type 1 surfacing. The site will be surrounded by a paladin security fence and benefits from access to water and electric.

### Specification

- Secure open storage site
- Mixed concrete and Type 1 surface
- 2.4 metre palisade fencing
- Mains electric, water and wastewater to a point
- Professional on-site management

### Terms

The site is available on a new full repairing and insuring lease for a term to be agreed, including periodic rent reviews. The lease is to be contracted outside of the security provisions within the 1954 Landlord and Tenant Act (Part II) as amended.

### Rent

£66,105 per annum exclusive.

### VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

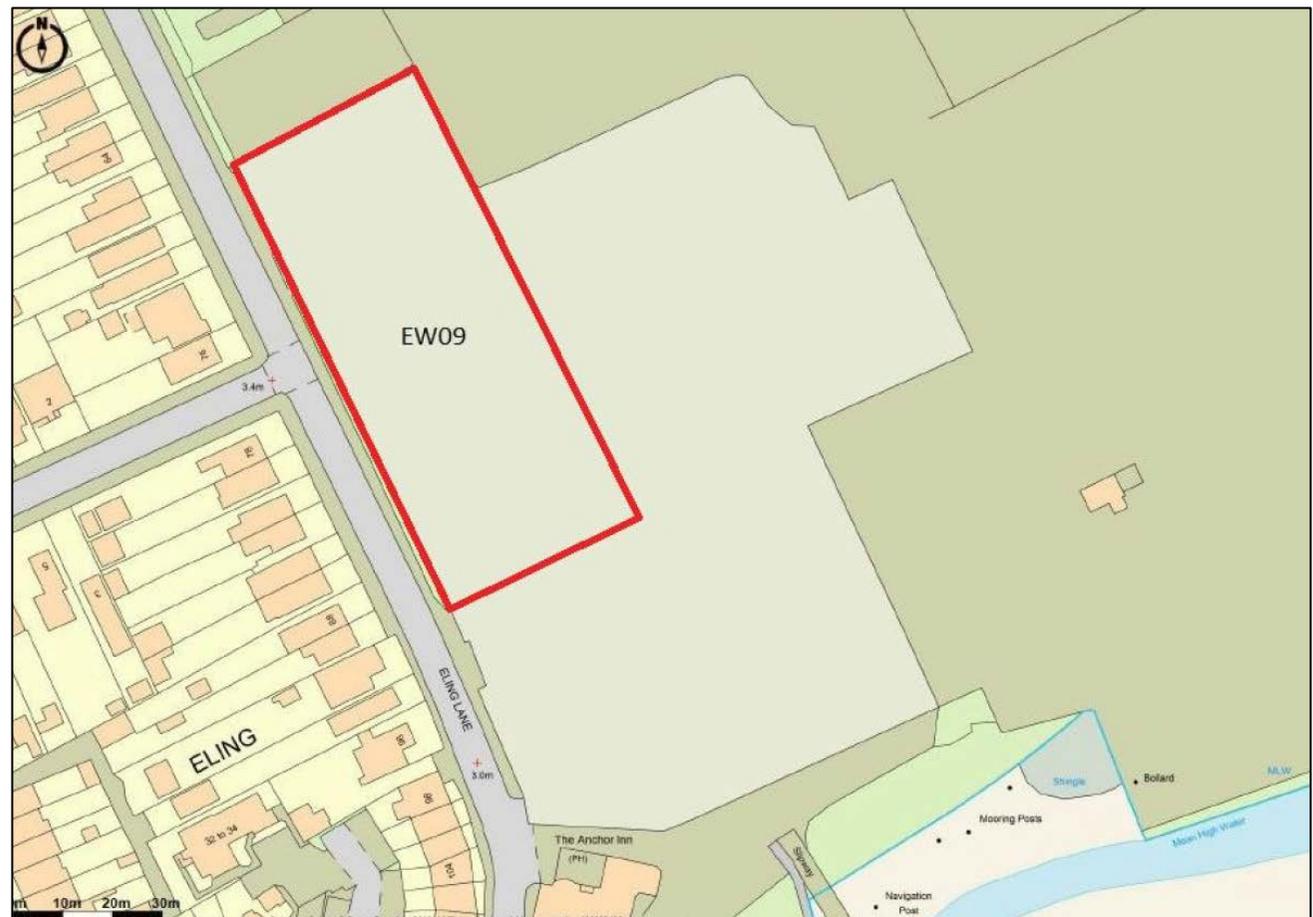
Land used for storage and premises - £54,500

Source:

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Legal Costs

The landlord's legal costs incurred in the transaction are to be met by the incoming tenant.



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### Location

Eling Wharf is accessed off the B3076 High Street in Totton, which provides direct access on to the A35 Totton Bypass. The A35 provides access on the Redbridge Roundabout and the bottom of the M271 which links to J3 M27. The A35 turns into the A33 at the Redbridge Roundabout and provides access to all Southampton Dock Gates and the City Centre.

Travel Distances	Miles
M271	.9
M27 J3	2.5
Dock Gate 20	2
Southampton	4.3
Portsmouth	27
London	79

### Viewing

Strictly by appointment with joint sole agents:

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