HELLIER LANGSTON
Commercial Property Consultants

TO LET

Unit 6 Trinity Court, Brunel Road, Totton, Southampton SO40 3WX

Warehouse / Light Industrial Unit

KEY FEATURES

- 3,187 sq. ft. (296.06 sq. m.)
- Up and over loading door 3.6m wide x 5.23m high
- Eaves height 5.03m
- Ridge height 6.97m
- IT 2000 gas fired space heater to the warehouse
- 3 car parking spaces plus communal car park
- Ground floor WC's
- Ground floor office/ Trade Counter

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Hellier Langston
Enterprise House, Ocean Village
Southampton SO14 3XB

To Let

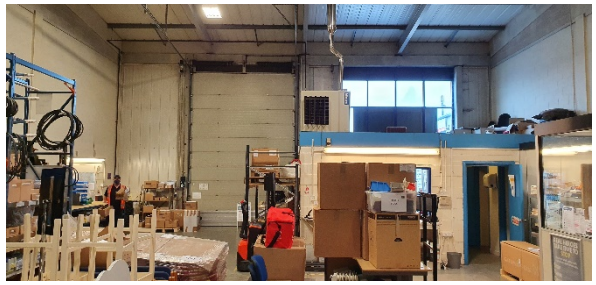
Warehouse / Light Industrial Unit

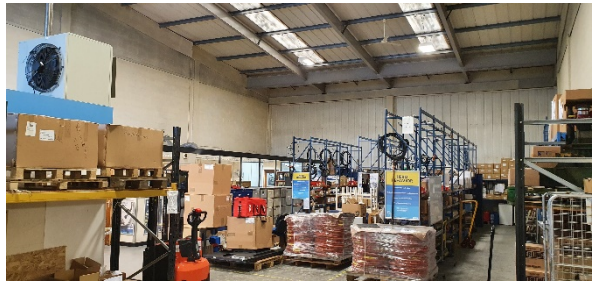
Description

A modern well-presented mid terrace unit of concrete frame construction with profile clad elevations.

Features

- Eaves height 5.03m
- Ridge height 6.97
- Up and over loading door 3.6m wide x 5.23m high
- Ground floor office/trade counter
- Ground floor WC facilities
- IT 2000 gas fired space heater to the warehouse
- 3 demised car parking spaces plus additional communal car park





Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate gross internal areas:

	sq. ft.	sq. m.
Warehouse	2,733	253.88
Ground floor office	454	42.18
Total GIA	**3,187**	**296.06**

Terms

The unit is available on a new internal repairing and insuring lease by way of fixed maintenance charge, for a term to be agreed.

Rent

£2,925 per month excluding VAT
£8,775 per quarter excluding VAT
£35,100 per annum excluding VAT

Deposit

3 months rent plus VAT (non-negotiable)

Rateable Value

Workshop and premises £18,000
Source:
www.tax.service.gov.uk/business-rates-find/search

Maintenance Charge

The annual maintenance charge is £3,187 p.a. increasing annually by 3%.

Insurance

£322 pa, increasing annually by 3%.

Energy Performance Certificate

E-108

Legal Costs

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

To Let

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Location

Trinity Court is a modern development of 12 industrial/warehouse units forming part of the established Calmore Industrial Estate, about 5 miles west of Southampton City Centre. The unit is conveniently placed for access to the motorway network (M27 junction 2, approximately 2 miles), which links with the A31 to the west and M3 to the east.

Viewing

Strictly by appointment through joint sole agents Hellier Langston and Industrials.

Contacts:

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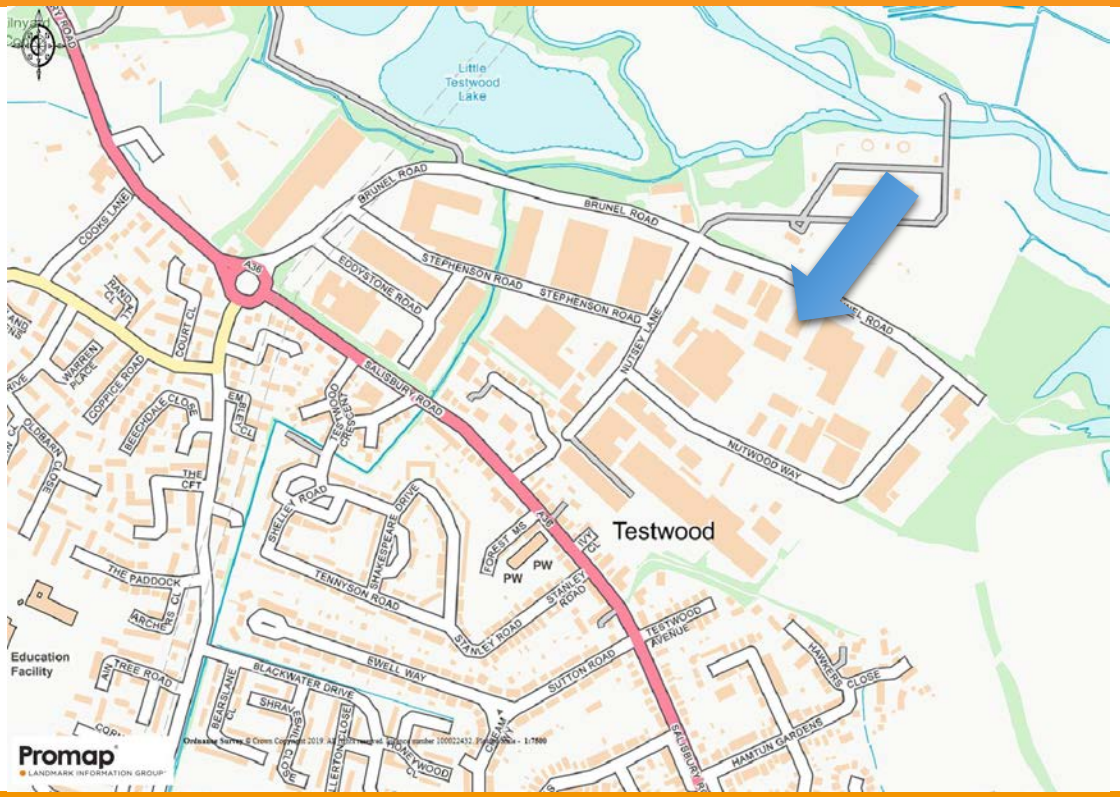

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