Tollbar Way
HEDGE END, SOUTHAMPTON, SO30 2UH
TO LET
Modern Distribution Warehouse with Dual Access Secure Yards on a Site of Approx 6 Acres
Adjacent Junction 7, M27
113,071 sq ft (10,504 sq m)

Description

The property comprises a substantial warehouse building built in 1989. Constructed with a steel portal frame and profiled metal composite panel roof, the property comprises 4 bays with office accommodation linking to the front (western) elevation. There are 11 loading doors, 7 of which are covered.

Specification

- 9.1m Eaves
- 8.2m Haunch
- 11.8m Ridge
- Fully Racked Warehouse with Narrow Aisle 10,000 Pallet Spaces Approx.
- Roof & Integrated Sprinklers
- 11 Level Access Loading Doors, 7 of which are Covered
- 10% Translucent Roof Lights
- Warehouse LED & T5 Lighting
- Concrete Floor
- Fully Self-Contained Site
- Dual Access Secure Rear and Side Concrete Surfaced Yards
- Approx. maximum yard depth 68m / Approx. minimum yard depth 24m
- Up to 35 Lorry Spaces
- 200 kVA power. The site has its own substation and we understand potential large capacity supply available
- First Floor Offices with Separate Office Parking
- EPC Rating – C62

Floor Area	Sq Ft	Sq M
Warehouse & Ancillary	98,377	9,139
First Floor Offices (50% Sublet to Hillebrand)	14,694	1,356
Total Floor Area	**113,071**	**10,504**

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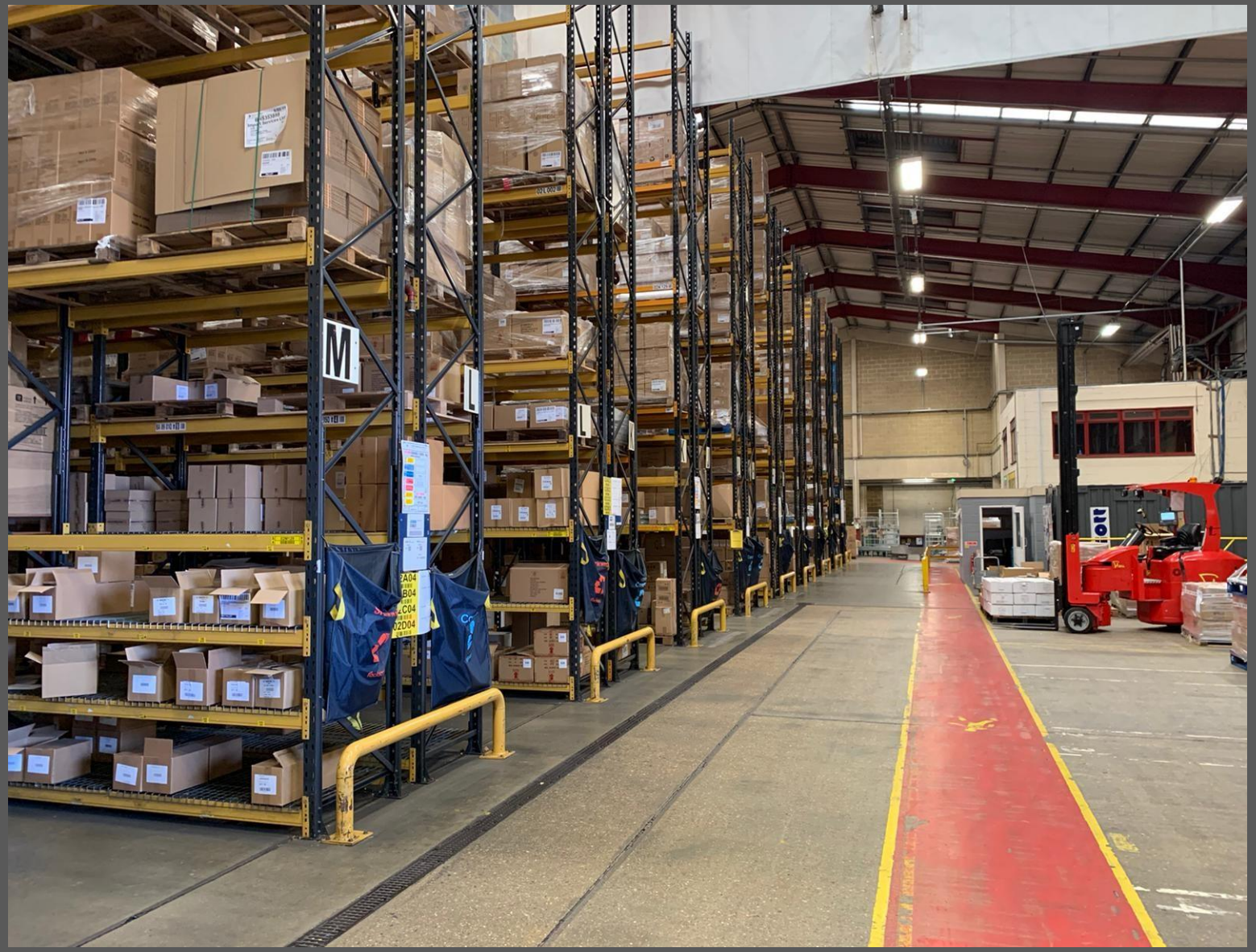

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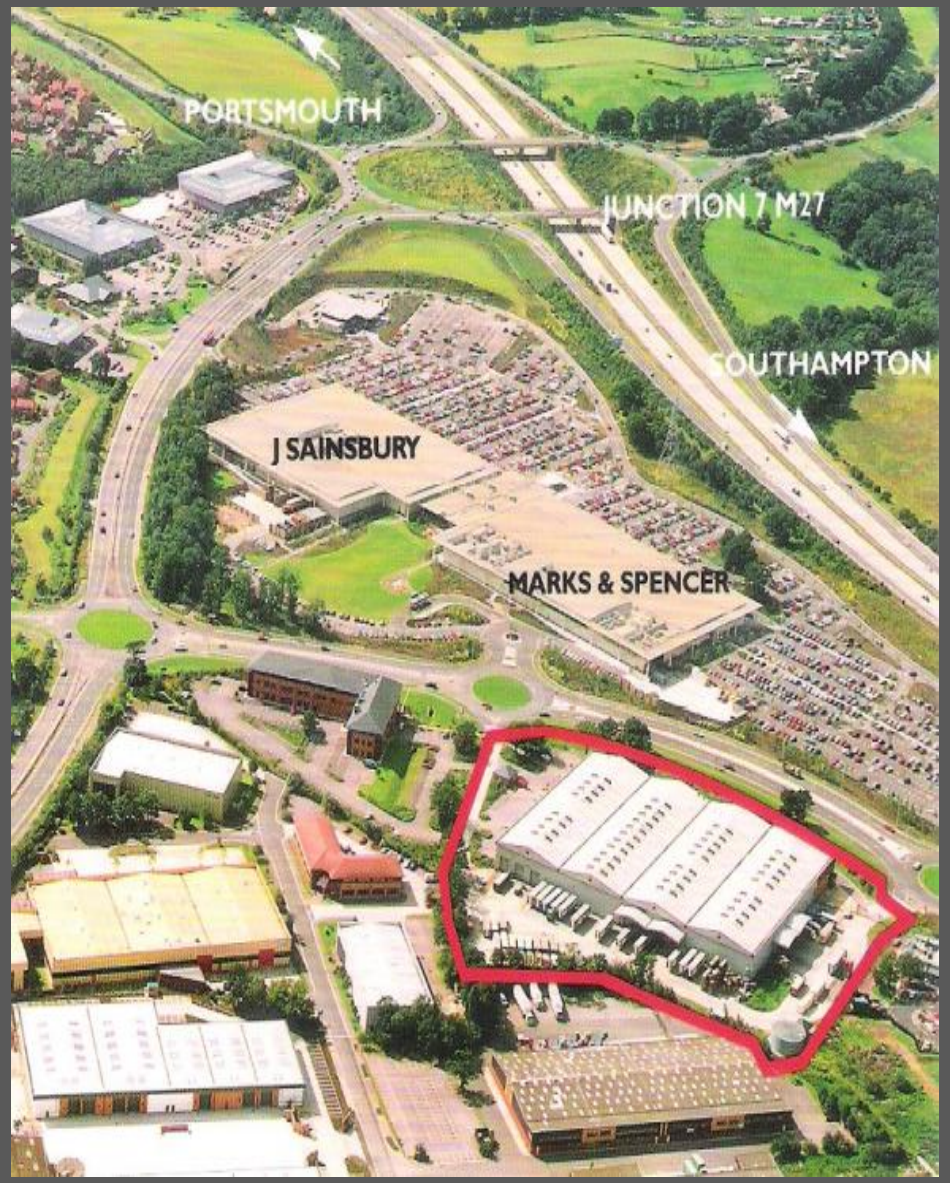
THE SITE
JUNCTION 7, M27


PORTSMOUTH
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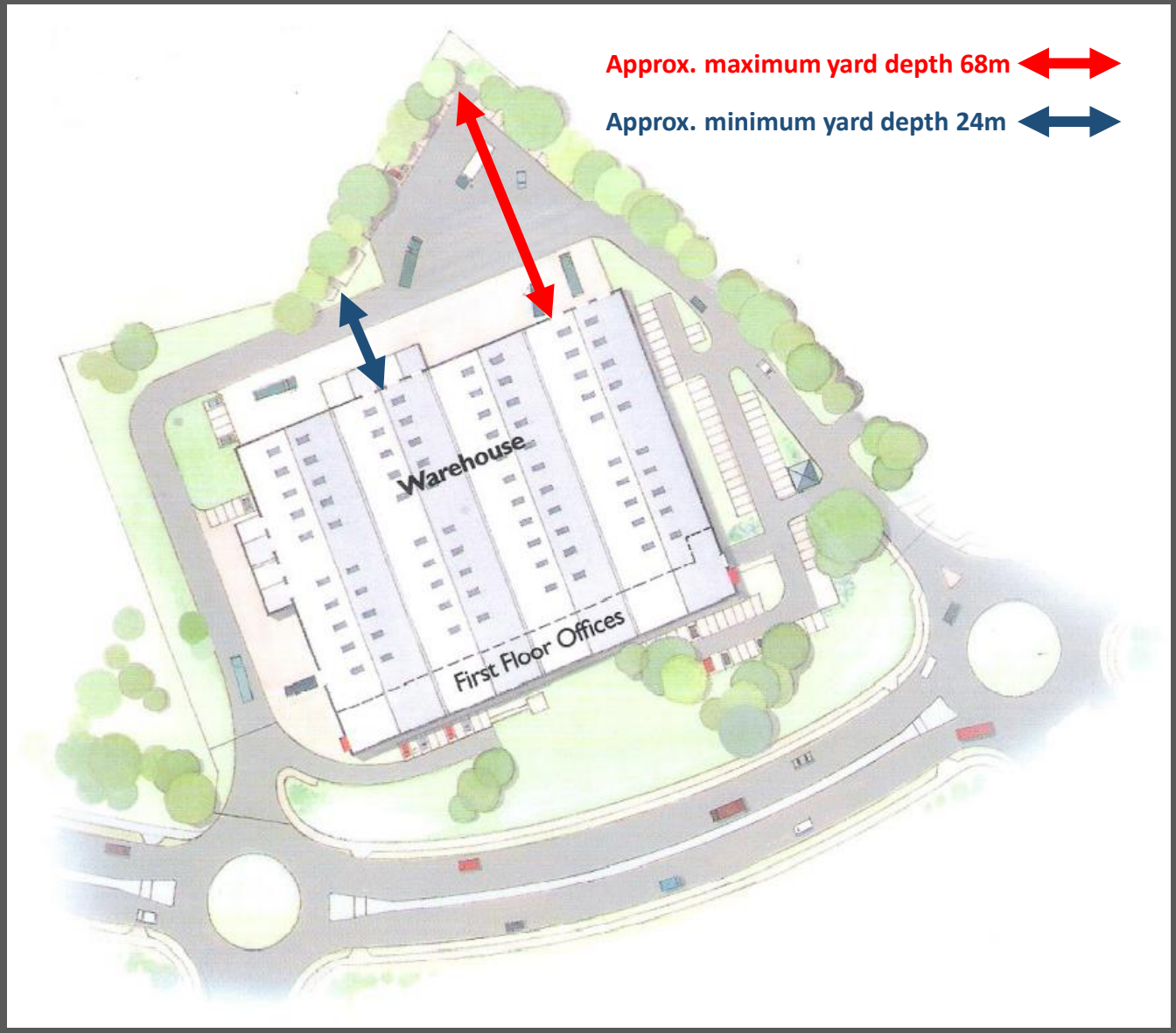
MARKS & SPENCER


Approx. maximum yard depth 68m
Approx. minimum yard depth 24m
Warehouse
First Floor Offices

dpd
SCREWFIX
Hermes
the parcel people
B&Q
THE SITE
KFC
next
Pizza Hut
STARBUCKS COFFEE
TOLLBAR WAY
A334 CHARLES WATTS WAY
Currys PC World
McDonald's
JUNCTION 7, M27
amazon
ageas
The ageas Bowl
M&S
Sainsbury's

Location

The property enjoys a prime location surrounded by commercial and retail activity. Tollbar Way is situated half a mile from Junction 7 of the M27 with easy access provided via the A334 (Charles Watts Way). within 1 mile. It is within easy reach of Southampton (6 miles) and Portsmouth (16 miles) and is within close proximity to the M3 and A3(M). Southampton Docks (via M27/M271) is 13 miles.

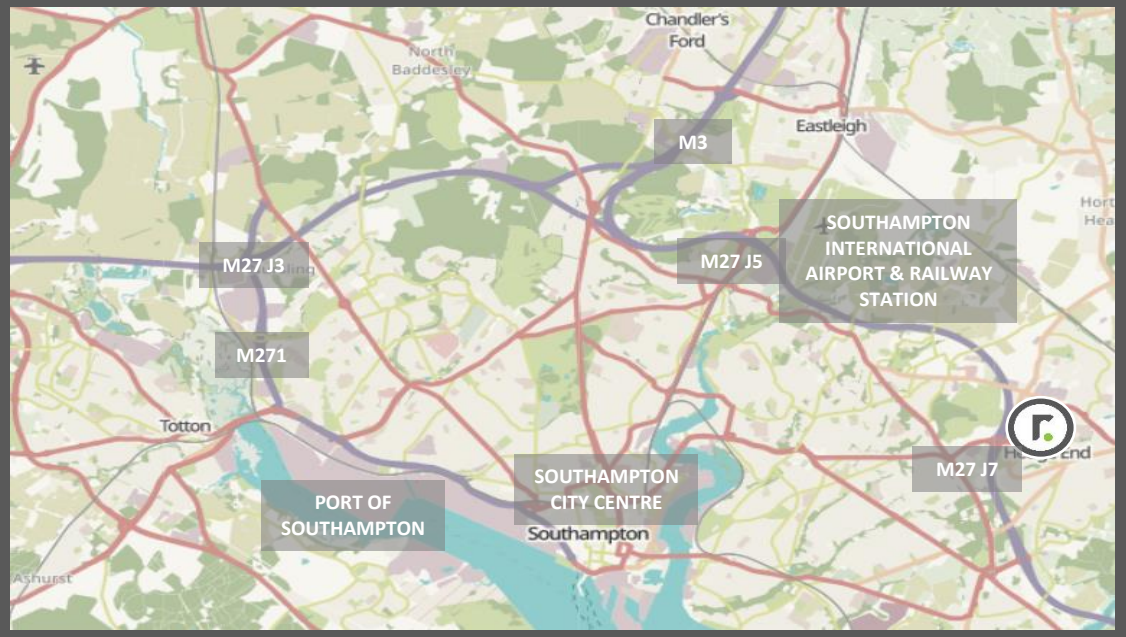
Terms

The property is held on lease from 10th December 2013 expiring on 23rd June 2024, outside the Landlord & Tenant Act 1954. The passing rent is £840,000 per annum exclusive. Trans Ocean Bulk Logistics sublet part first floor offices at a passing rent of £65,600 pax.

Business Rates

Warehouse & Premises £580,000 (https://www.gov.uk/correct-your-business-rates)

Destinations	Miles
Southampton International Airport	6
Southampton Airport Parkway	6
Southampton	6
Port of Southampton – Dock Gate 20	13
Portsmouth	16
Bournemouth	38
Heathrow Airport	70
Central London	82



Tollbar Way, Hedge End, Southampton **SAT NAV: SO30 2UH**

VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment

Adrian Whitfield
Realest
023 8202 3999 / 07901 558730
adrian.whitfield@realest.uk.com

realest
023 8202 3999
realest.uk.com

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