

TO LET

Warehouse / Industrial Unit

Alpha Building, Willments Industrial Estate, Hazel Road, Southampton, Hampshire, SO19 7HS

Key Features

- New Lease
- Asking Rent £105,500 per annum
- Gross Internal Area 10,550 Sq Ft (978 Sq M)
- Multiple Roller Shutter Doors
- Forecourt and Estate Road Parking
- Easy Access to M27
- 3 Phase Power



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Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

Location & Description

Hazel Road is an established industrial and commercial location situated on the east side of the River Itchen. Major occupiers include City College Southampton and Siva Plastics.

Port of Southampton is accessible to the west via Itchen Bridge or Northam Bridge. Junction 7 & Junction 8 of the M27 are approximately 4.0 miles and 3.6 miles respectively to the east.

The property comprises an open plan warehouse / industrial space, with mezzanine storage. The building benefits from a well presented office space on the first floor, with separate workstation rooms underneath. Additional benefits include Kitchen and WC facilities, three large roller shutter doors, plus forecourt parking at the front and a secure yard/loading area to the rear.



What3words: **shell.supply.closer**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £105,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	8,124	754
First Floor	2,426	224
Total Gross Internal Area	10,550	978

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating C (74)

Rateable Value

Rating £56,500
Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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