



# Unit 7 Flanders Industrial Park

HEDGE END, SOUTHAMPTON, SO30 2FZ



To Be Refurbished

## TO LET

Modern Industrial Unit/Warehouse  
Established Industrial/Trade Area

Exceptionally Well Located – Just Off Junction 7, M27  
14,548 ft<sup>2</sup> (1,351.56 m<sup>2</sup>)

Plus Additional Optional Mezzanine Storage – 9,086 ft<sup>2</sup> (844.17 m<sup>2</sup>)

## Description

The property is of steel portal frame construction with a mix of brick and metal profile cladding to the elevations beneath an insulated profile metal sheet roof. The property benefits from ancillary office accommodation and loading facilities.

The site is well configured to allow separate access for cars and goods vehicles via a central estate road.

Unit 1 comprising 6,030 sq ft and Unit 5 comprising 12,092 sq ft are also available on the same estate.

## Specification

- To Be Refurbished
- Eaves height 6.78m, haunch height 6.0m, ridge height 6.92m
- 2 x Electric loading doors (4m wide x 5m high)
- Lighting
- 20% Daylight Roof Panels
- First Floor Offices
- Separate Male, Female & Disabled WCs
- Large concrete loading apron
- 22 allocated car parking spaces
- EPC Rating – C55



## Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor Warehouse	12,187	1,132.17
Ground Floor Ancillary (Shower/Cloakroom/Store/Canteen)	1,572	146.05
First Floor Offices	789	73.33
<b>TOTAL</b>	<b>14,548</b>	<b>1,351.56</b>
Additional mezzanine storage (optional)	9,086	844.17



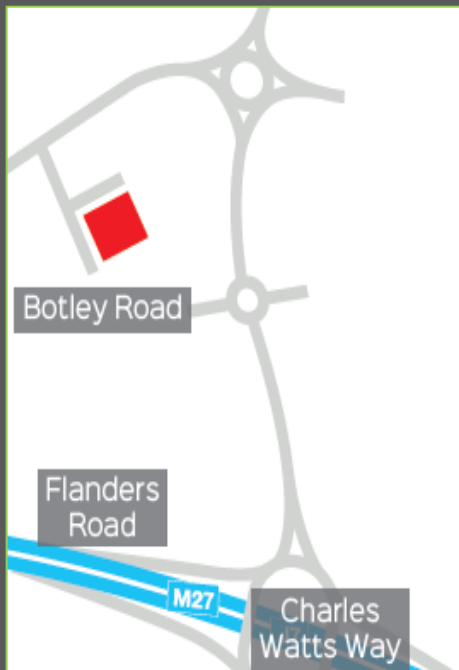






## Location

The property is located on the Flanders Industrial Park, which is well situated off Botley Road and Charles Watts Way (A334) close to junction 7 of the M27 between Southampton and Portsmouth. Hedge End is a well-established retail, industrial and trade counter location. Nearby occupiers include Sainsbury's, Marks & Spencer, B&Q, Howdens and Shurgard Self Storage.



## Terms

The property is available on a leasehold basis on terms to be agreed at a rent of £14.00 psf pax on a refurbished basis.

## Business Rates

All enquiries to Eastleigh Borough Council.

[www.voa.gov.uk](http://www.voa.gov.uk)



Destinations	Miles
Southampton International Airport	6
Southampton Airport Parkway	6
Southampton	6
Portsmouth	16
Bournemouth	38
Heathrow Airport	70
Central London	82

Unit 7 Flanders Industrial Park, Hedge End, Southampton SAT NAV: SO30 2FZ

### VIEWING AND FURTHER INFORMATION

*Viewing strictly by prior appointment*

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