



TO LET

Modern High-bay Warehouse

# SITE E HAMILTON BUSINESS PARK

Hamilton Way  
HEDGE END  
SO30 2JR

**12,950 SQ FT**  
1,203 SQ M

With secure yard and 30 car spaces



[www.hargreaves.co.uk](http://www.hargreaves.co.uk)

TO BE COMPREHENSIVELY  
REFURBISHED





SITE E, HAMILTON BUSINESS PARK  
Hedge End, SO30 2JR



2 x 5M ROLLER  
SHUTTER DOORS



CLOSE TO  
M27



8.4 M  
CLEAR INTERNAL  
EAVES HEIGHT



CAT A AIR  
CONDITIONED  
OFFICES WITH  
LIFT



30 CAR SPACES



MALE, FEMALE,  
ACCESSIBLE  
AND SHOWER  
FACILITIES



SECURE YARD

PROPERTY  
DETAILS

SCHEDULE OF ACCOMMODATION

|              | SQ FT  | SQ M  |
|--------------|--------|-------|
| GF Warehouse | 10,980 | 1,020 |
| FF Office    | 1,968* | 183*  |
| TOTAL        | 12,950 | 1,203 |

\*FF Office measurement to be confirmed.

The existing unit will be comprehensively refurbished to provide high-bay warehousing/ industrial space, with first floor air conditioned Cat A offices, all within a secure yard and benefiting from 30 car spaces and a cycle rack.

Please note the undercroft area below the mezzanine could be fitted out to provide an additional 730 sqft / 68sqm approx of offices.

We are now seeking pre-lets for occupation in Q3 2027 on terms to be agreed.



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PROPERTY  
LOCATION

HAMILTON BUSINESS PARK is a well established industrial / warehouse and trade counter location. It is accessed from Botley Road (B3035) which connects Charles Watts Way / Tollbar Way to Junction 7 of the M27 just a mile away. The centre of Southampton and Portsmouth are both within 25 mins drive and the M3 can be reached in 18 mins.

M27 J7: 3 Minutes  
M3 J13 18 Minutes  
A34: 27 Minutes  
M25: 75 Minutes

SAT NAV:  
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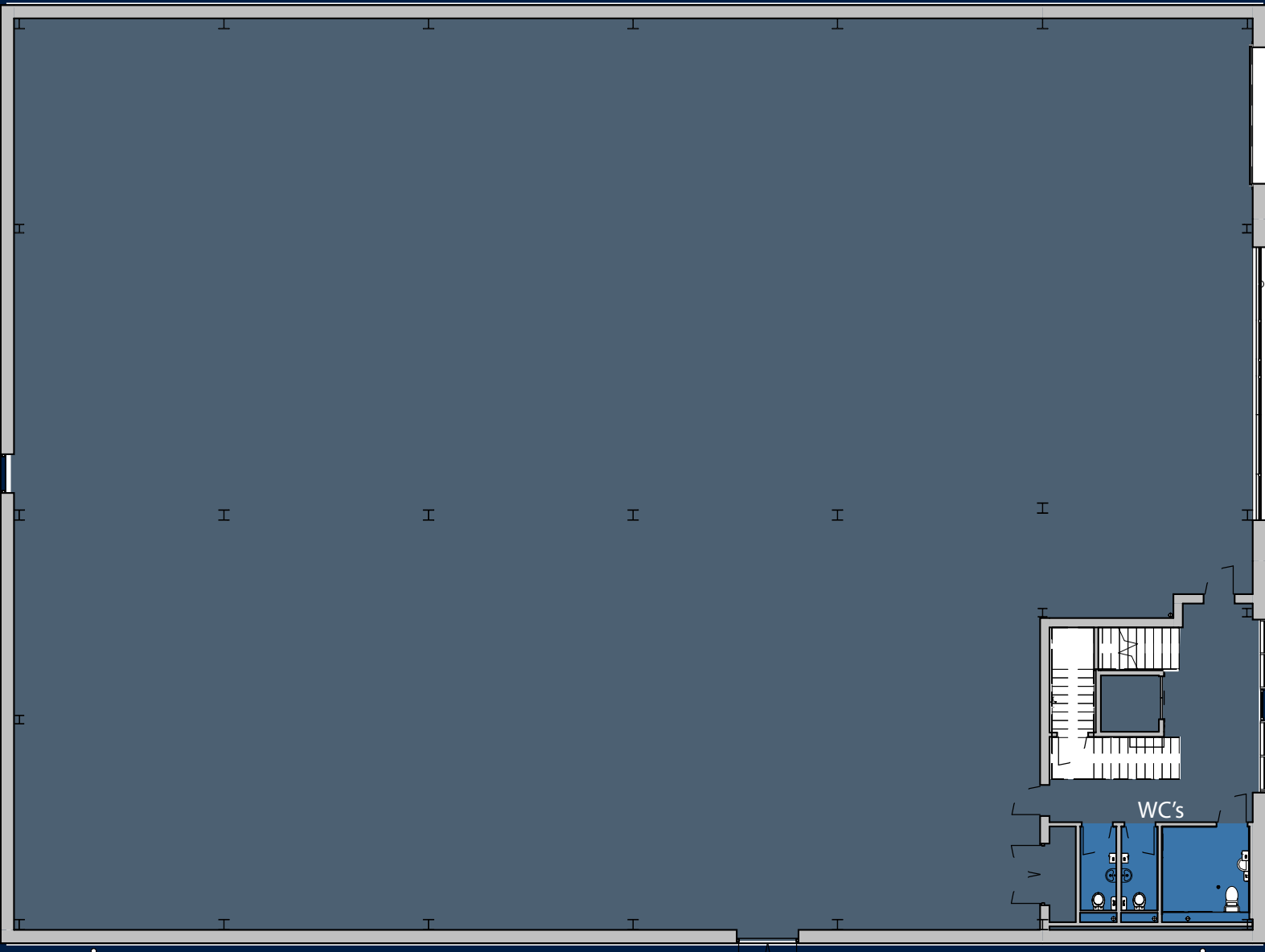


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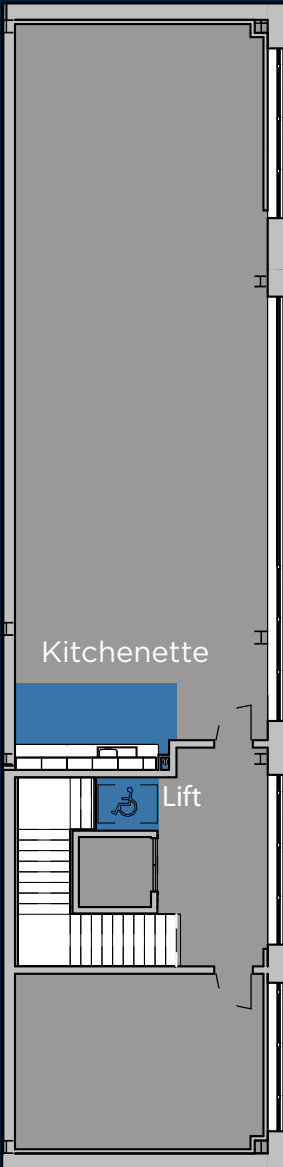


FLOORPLAN  
& SITE PLAN

Layout subject to design review.



Ground Floor  
Warehouse



First Floor  
Offices



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FURTHER  
INFORMATION

**RENT:** On Application.

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

**EPC:** To be reassessed upon completion of the refurbishment.

**CONTACT:**  
Viewing by appointment:



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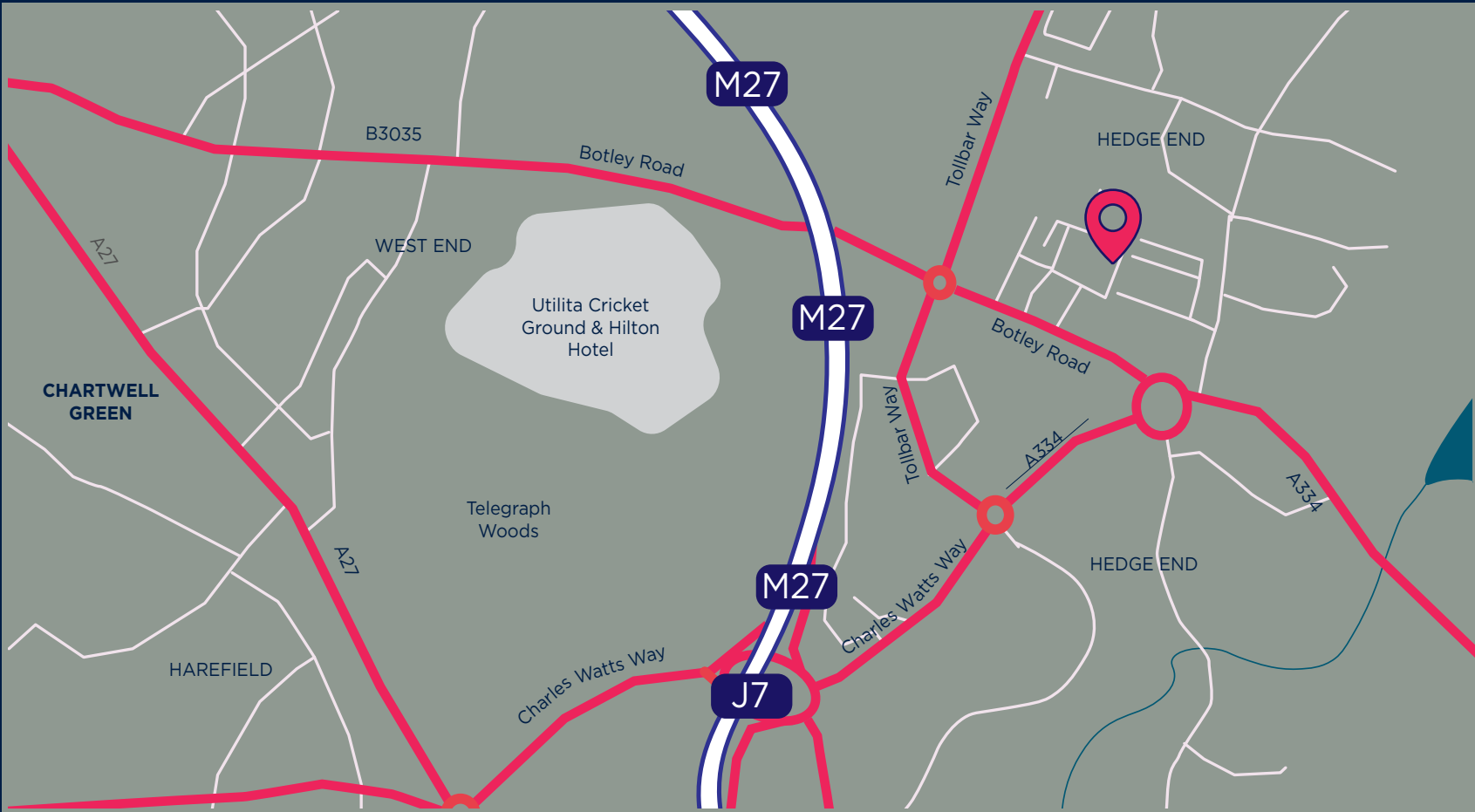
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July 2026  
Brochure by **virtualoom**



CONNECTIONS

|                | Miles | Time    |
|----------------|-------|---------|
| M27 Junction 7 | 1     | 3 mins  |
| M3             | 7     | 18 mins |
| A34            | 16    | 27 mins |
| M25            | 60    | 75 mins |
| SOUTHAMPTON    | 6     | 5 mins  |
| PORTSMOUTH     | 16    | 20 mins |



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# OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast.

As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:  
[\*\*www.hargreaves.co.uk/about-us\*\*](http://www.hargreaves.co.uk/about-us)

