



Unit 8 Swanwick Business Centre, Bridge Road, Southampton S031 7GB

**TO LET**

MODERN INDUSTRIAL UNIT WITH FIRST  
FLOOR OFFICE

**2,091 Sq Ft  
(194 Sq M)**

## DESCRIPTION

Unit 8 is a mid terrace industrial unit of steel portal frame construction with part block/brick elevations. The unit benefits from a ground floor reception, two WC's, kitchenette and a modern first floor office. Access to the warehouse is via a manual roller shutter door.

- ✔ 5.3m eaves height
- ✔ Fully fitted first floor office with suspended ceiling
- ✔ Allocated parking
- ✔ Ground floor WC's
- ✔ Manual roller shutter door (2.98m (w) x 2.85m (h))

## LOCATION

Swanwick Business Centre is a well established modern development located close to the River Hamble fronting the A27 and opposite the Premier Marina. Junctions 8 & 9 of the M27 motorway are both within approx. 3 miles in either direction. Southampton is situated approx. 8 miles to the north west with Fareham/Portsmouth approx. 6 and 10 miles to the east respectively.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	1,430	133
First Floor Office	661	61
<b>Total</b>	<b>2,091</b>	<b>194</b>

## VAT

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

## LEGAL COSTS

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

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The premises are available to let on a full repairing and insuring lease for a term to be agreed. Rent on application.

## EPC

The Energy Performance Asset Rating is: B (42).



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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