



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
Total	2,091	194

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.

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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