

TO LET

Warehouse Unit Available

Unit 4 Orion Business Centre, Wide Lane, Swaythling, Southampton, Hampshire, SO18 2HJ

Key Features

- Gross Internal Area 5,434 Sq Ft (504.84 Sq M)
- Asking rent £32,500
- Ample parking available
- Covered Loading Bay
- Excellent Access to M27 J5/Airport
- 3 Phase Power
- No VAT payable



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3 West Links, Tollgate, Chandler's Ford, Hampshire SO53 3TG

Location

Orion Industrial Centre is a small development of industrial units located opposite the Ford Factory at Swaythling close to the Airport Junction 5 of the M27 motorway.

Description

The property comprises a large main warehouse area with a W/C and a covered loading bay. The unit has mains gas, water, drainage and three phase electrical supply. The unit has ample parking.



What3words: **seated.supply.eggs**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £32,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

Note: It is understood VAT is not payable on rents.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Gross Internal Area	5,434	504.84

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



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

Rateable Value

Rating

To be assessed

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:

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Abbigail Gray | 023 8022 2292 | agray@mavarealestate.co.uk



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