

Lambert
Smith
Hampton

UNIT 2
NORTHBROOK
INDUSTRIAL ESTATE

Vincent Avenue, Southampton
SO16 6PB

FOR SALE/TO LET INDUSTRIAL WAREHOUSE PROPERTY
GENEROUS PARKING PROVISION

15,044 SQ FT (1,398 SQ M) UNIT AVAILABLE

UNIT 2 NORTHBROOK INDUSTRIAL ESTATE

LOCATION

The unit is situated on Northbrook Industrial Estate which is accessed off Vincent Avenue via the A35 Winchester Road one of the principal ring roads in Southampton. The property is located in close proximity to Southampton General Hospital and Shirley Retail Park which boasts occupiers like M&S Foodhall, Halfords, Wickes, Pets at Home and PureGym. Dockgate 20 is approx. 1.9 miles to the South.

The M27 Motorway is accessed via Junction 3 and 5 providing excellent access to the M3 Motorway, Southampton Airport and Southampton Airport Parkway Train Station.

DESCRIPTION

Unit 2 is an end terrace industrial unit comprising of two storey office accommodation and warehouse space with high parking allocation.

The unit is of steel portal frame construction with lower block work and upper cladding elevations with access via level loading doors.

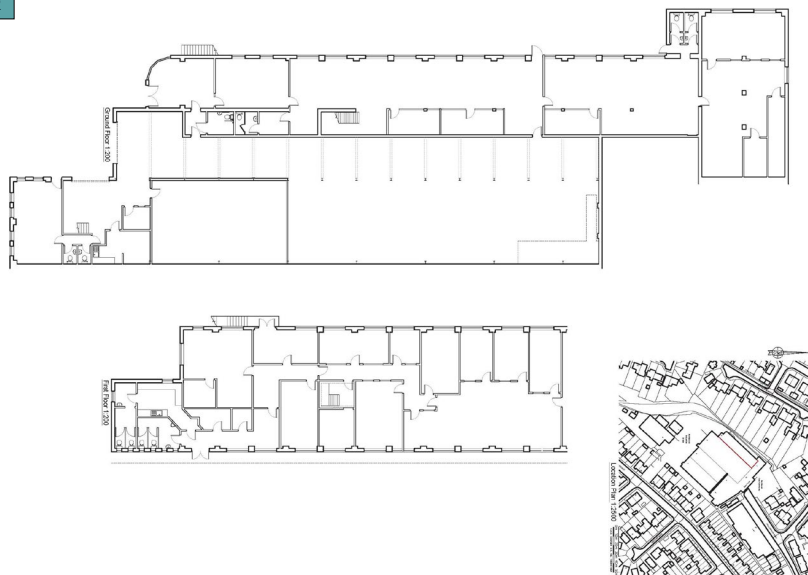
The office accommodation within Unit 2 comprises of various specification with part cellular and part open plan, multiple WC's and kitchen areas, LED lighting, carpeting and air conditioning.



SPECIFICATION

- 4.507m eaves
- 3.871m under-croft of the mezzanine
- Roller Shutter Doors:
 - door 1- 3.655m (w) x 3.318m (h)
 - door 2- 3.299m (w) x 3.625m (h)
- 43 parking spaces.
- Fitted offices
- Kitchenette facilities
- W/C facilities

UNIT 2



THE PROPERTY

TENURE

The freehold interest is available. Alternatively, the property is available on a leasehold basis.

PRICE

Total-

Freehold- £1,584,000 exclusive

Leasehold- Rent on application.

BUSINESS RATES

£76,000

ACCOMMODATION & FLOORPLANS

The premises have been measured on a gross internal area (GIA) in accordance with the RICS code of measuring practice 6th edition.

The Areas are as follows:

GROSS INTERNAL AREAS	SQ FT	SQ M
Unit 2 GF	10,892	1011.9
Unit 2 FF	4,152	385.7
TOTAL	15,044	1,398

For business rating information please visit the Valuation Office Agency Website www.voa.gov.uk.

VIEWING

Strictly by prior appointment through the sole agent.

EPC

C(72)

LEGAL COSTS

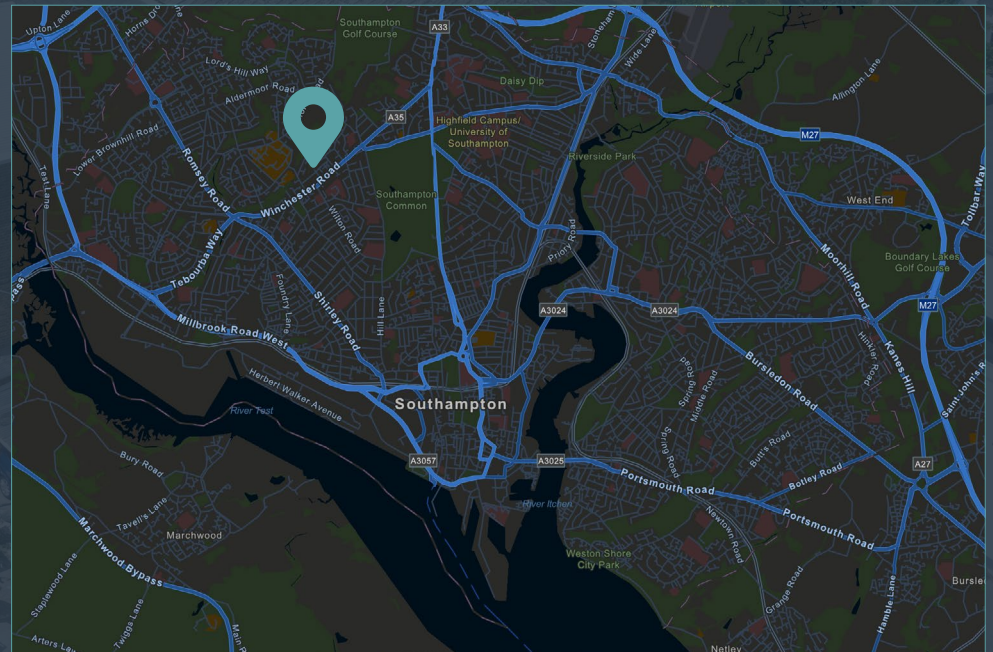
Each party to be responsible for their own legal costs incurred in any transaction.

VAT

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

UNIT 2





For further information, please contact:

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