



Highcove House, Victory Close, Eastleigh SO53 4BU

TO LET

Detached Warehouse With Offices

**6,398 Sq Ft
(594 Sq M)**

DESCRIPTION

The unit comprises a detached steel portal frame warehouse/industrial unit with two storey offices. The external elevations are part brick, part profile metal sheet clad elevations. The unit has a clear span warehouse area with kitchenette and WC facilities. Externally there is a loading area and ample car parking.

- ✓ Established Industrial Estate Location
- ✓ Electric Roller Shutter Door
- ✓ Separate Office Facilities
- ✓ Close Proximity to M3 & M27
- ✓ Ample Parking
- ✓ Kitchenette & WC Facilities

LOCATION

Situated off School Lane approx. 1.5 miles from J13 and 2 miles from J12 of the M3. Junction 5 of the M27 is 2 miles away with Southampton Docks approx. 6.5 miles distant. Being close to the M3/M27 interchange, the property provides excellent road communications throughout the Solent corridor, South Hampshire and beyond. Eastleigh Town Centre is approx. 1 mile away.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
GF Workshop Plus Offices	4,841	450
Mezzanine	703	65
FF Office	854	79
Total	6,398	594

LEGAL COSTS

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

BUSINESS RATES

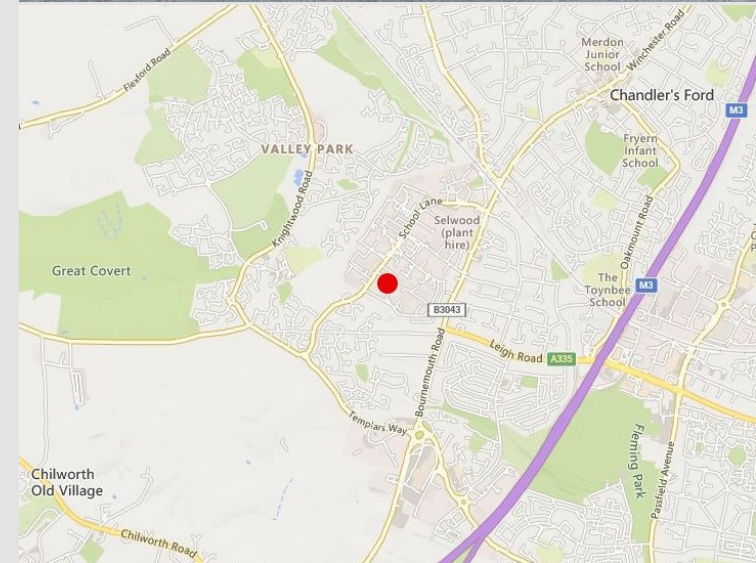
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a new Full Repairing & Insuring lease on terms to be agreed. Rent is £60,000 + VAT per annum.

EPC

The Energy Performance Asset Rating is D (85).



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 26-Mar-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Luke Mort
07591 384236
lmort@lsh.co.uk

Dan Rawlings
07702 809192
drawlings@lsh.co.uk

Kenan Rowles
07709 502222
krowles@lsh.co.uk