



Unit 2 Royal London Park, Flanders Road, Southampton SO30 2LG

TO LET

Modern Detached Industrial/Warehouse
With Secure Yard

14,396 Sq Ft
(1,337 Sq M)

Unit 2 Royal London Park, Flanders Road, Southampton SO30 2LG

DESCRIPTION

Unit 2 Royal London Park is a detached industrial distribution unit, constructed in circa 1990, of steel frame construction with corrugated sheet metal roof and walls together with an area of offices with double glazed windows. It sits on a site of approximately 0.64 acres. The property is to undergo a full refurbishment and the specification detailed below is its current condition, prior to completion of the works.

- ✓ 7m Eaves
- ✓ X2 Loading Doors 4.8m (w) x 5m (h)
- ✓ Secure Yard
- ✓ Front Car Park & Loading Apron
- ✓ Ground & First Floor Offices
- ✓ Front Entry Reception



LOCATION

Royal London Park is a well established estate with excellent access to major roads. Just under one mile from J7 of the M27, the property is well accessed via A334 Charles Watts Way and B3035 Botley Road or via Tollbar Way and onto the same Botley Road. The estate is surrounded by mixed development of other industrial, trade and retail elements.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor (Inc Offices)	13,069	1,214
First Floor Office & WC's	1,327	123
Total	14,396	1,337

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

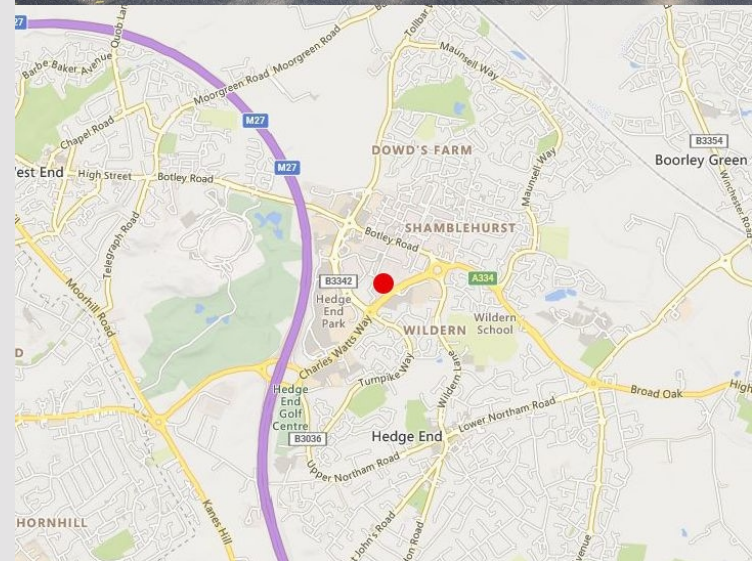
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available on a new lease for a term to be agreed at quoting rent of £14.50 psf pa exclusive of all other outgoings.

EPC

The current EPC rating is C (72). To be assessed after refurbishment.



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Regulated by RICS 23-Apr-2026

VIEWING & FURTHER INFORMATION

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