

TO LET

Warehouse / Industrial Unit

UNIT B2E HAMILTON BUSINESS PARK

BOTLEY ROAD
HEDGE END
SO30 2JR

2,100 Sq Ft
195 Sq M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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Available from
January 2027



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PROPERTY

DETAILS

The unit is suitable for a trade counter style operation and is offered in a newly refurbished open plan configuration comprising a high bay warehouse unit with an internal eaves height of 6m, accessed from a roller shutter door to the front.

The unit benefits from 4 allocated car parking spaces and there is a bicycle rack adjacent to the unit.

SCHEDULE OF ACCOMMODATION		
	Sq Ft	Sq M
GROUND FLOOR WAREHOUSE / ANCILLARY	2,100	2,100
TOTAL	2,100	2,100



DEMISED PARKING
& LOADING AREA



SURFACE LEVEL
ROLLER SHUTTER
DOOR



CLOSE TO
M27 J7



6M
EAVES



3 PHASE
POWER SUPPLY



LED
LIGHTING



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LOCATION

The unit is an end of terrace unit on the popular Hamilton Business Park located on Botley Road, Hedge End. Nearby occupiers include Screwfix, Toolstation, UK Plumbing Supplies, Cubico, Eurocell and Tileflair.

DRIVE TIMES

	Miles	Time
M27 J7	1	3 mins
M3 J13	7	12 mins
SOUTHAMPTON DOCKS	6	20 mins
PORTSMOUTH DOCKS	18	30 mins
LONDON	86	2 hours



SAT NAV: SO30 2JR

///after.bucket.funny



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FURTHER INFORMATION

TERMS: A new Full Repairing and Insuring Lease is offered direct from the Landlord.

RENT: £42,000 per annum.

BUSINESS RATES: The Rateable value of the Unit is RV £43,250.

SERVICE CHARGE: The service charge for the year 2026/27 is £705 + VAT per quarter.

VAT: VAT will be chargeable on the terms quoted.

LEGAL COSTS: Each party is to be responsible for their own legal fees.

EPC: This property's current energy rating is B.

AGENT DETAILS



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OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us

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