



Unit 1 St. George's Industrial Estate, Goodwood Road, Eastleigh SO50 4NT

TO LET

End of Terrace Industrial/Warehouse
Unit With Secure Concrete Yard

**7,894 Sq Ft
(733 Sq M)**

DESCRIPTION

The property comprises an end of terrace clear span steel portal frame warehouse under a new pitched metal roof, with daylight roof panels. There is inner blockwork with part brick and profile metal sheet clad elevations. The office is accessed via a pedestrian entrance with the warehouse accessed via an electric roller shutter loading door. There are integral ground floor offices with modern glass partitioning and male and female cloakrooms. Externally, the unit benefits from a secure yard (17m) with ample car parking spaces.

- ✓ To Be Fully Refurbished
- ✓ LED Warehouse Lighting
- ✓ Refurbished Offices
- ✓ 6.33m Eaves Height
- ✓ New Insulated Electric Roller Shutter Door
- ✓ New Roof



Example of Landlord Refurbishment

LOCATION

The Estate comprises six units on Goodwood Road in the Boyatt Wood area of Eastleigh. Boyatt Wood is located close to junctions 12 and 13 of the M3 and junction 5 of the M27 and approximately one mile from Eastleigh town centre. Eastleigh railway station and 2 approximately 2 miles from Southampton Airport and its train station. The Port of Southampton is 7 miles away.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 1	7,894	733
Total	7,894	733

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

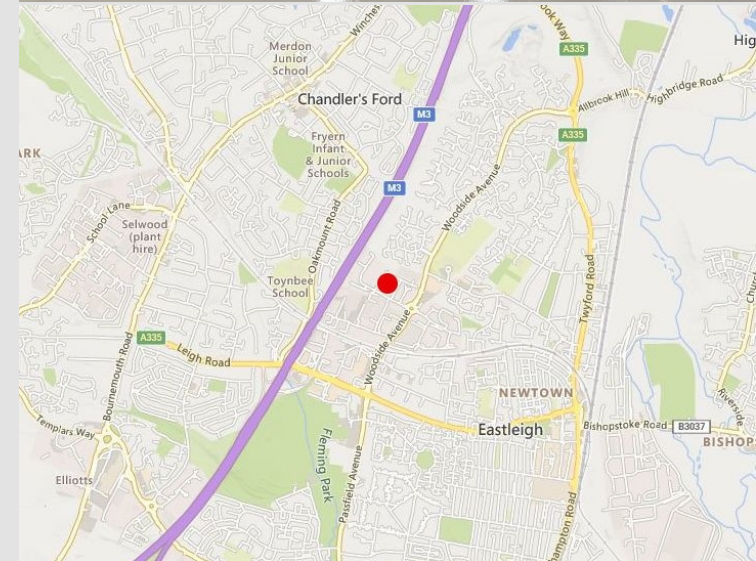
Available by way of a new Full Repairing & Insuring lease on terms to be agreed. Rent of £118,410 per annum.

EPC

The Energy Performance Asset Rating is C (65).



Example of Landlord Refurbishment



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 16-Jul-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Dan Rawlings
07702 809192
dawlings@lsh.co.uk

Luke Mort
07591 384236
lmort@lsh.co.uk



Adrian Whitfield
07901 558730
adrian.whitfield@realest.uk.com

Lauren Udall
07799 623239
lauren.udall@realest.uk.com