

TO LET

Warehouse Unit Available

Unit 6 Orion Industrial Estate, Wide Lane, Swaythling, Southampton, Hampshire, SO18 2HJ

Key Features

- Gross Internal Area - 1614sqft (149.95sqm)
- Asking Rent £14,500
- Close Proximity to M27 J5
- Full Height Loading Door
- External Parking
- Small Business Rates Relief (subject to eligibility)



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3 West Links, Tollgate, Chandler's Ford, Hampshire SO53 3TG

Location

Orion Industrial Centre is a small development of industrial units located opposite the Ford Factory at Swaythling close to Southampton Airport and Junction 5 of the M27 motorway.

Description

The property comprises a main workshop area with a number of office / storage rooms on the ground floor and an office at mezzanine level. The building is a steel frame industrial unit with predominantly brick elevations beneath a pitched lined corrugated sheet roof.

The unit has mains gas, water, drainage and three phase electrical supply.



What3words: **decent.probe.became**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £14,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	1212	112.62
Mezzanine	402	37.33
Total Gross Internal Area	1614	149.95

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

E (125)

Rateable Value

2026/27 Rating –
Source www.voa.org.uk

To Be Assessed

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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