



Factory 1 & Unit 3A, Hardley Industrial Estate, Hythe S045 3NQ

TO LET

End of Terrace Industrial Unit

4,743 Sq Ft
(441 Sq M)

DESCRIPTION

The property comprises an end terrace industrial unit, with clad elevations on a steel portal frame construction. There is a single sliding loading door. Externally the units benefits from a large loading apron and demised parking.

- ✓ 3 phase power
- ✓ Large loading apron
- ✓ 6.11 m eaves
- ✓ Loading door
- ✓ Demised parking
- ✓ WC being installed



LOCATION

The property is located on Hardley Industrial Estate, Lime Kiln Lane is accessed via the A326 Totton Western By-Pass approx, 8 miles from Southampton docks and 10 miles from Junction 2 of the M27.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	4,743	441
Total	4,743	441

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.

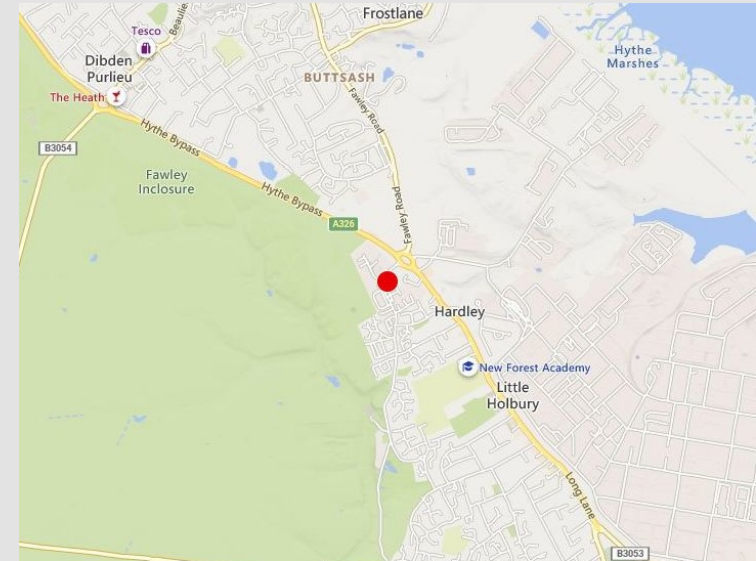
BUSINESS RATES

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

TERMS

The premises are available on a new lease for a term to be agreed. Rent £40,316 per annum exclusive.

EPC The Energy Performance Asset Rating is C(56).



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Regulated by RICS 01-Sep-2025

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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