

To Let

- Well Maintained Industrial Estate
- Close Proximity to Southampton City Centre
- Good Car Parking
- Eligible for Business Rates Relief



Modern Light Industrial Unit
1,078 sq ft (100.15 sq m)

Unit 10 Vancouver Wharf, Hazel Road, Woolston, Southampton, SO19 7BN

Description

The property comprises an end-of-terrace light industrial unit, considered suitable for a variety of occupiers.

The workshop has a manual roller shutter loading door (2.99m wide x 3.95m high), LED lighting and 3 phase electricity. The unit benefits from 6m lowest eaves in the workshop.

The unit is currently undergoing a light refurbishment including upgraded electrics and the application of a hard-wearing floor coating.

There are WC facilities and 2 parking spaces on the forecourt, plus additional roadside parking.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Total	1,078	100.15

Energy Performance Certificate

EPC to be provided.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £15,000.

Service Charge

There is a service charge payable in respect of these properties. Further information is available on request.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of each property is £13,750. We recommend that prospective tenants verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



Location

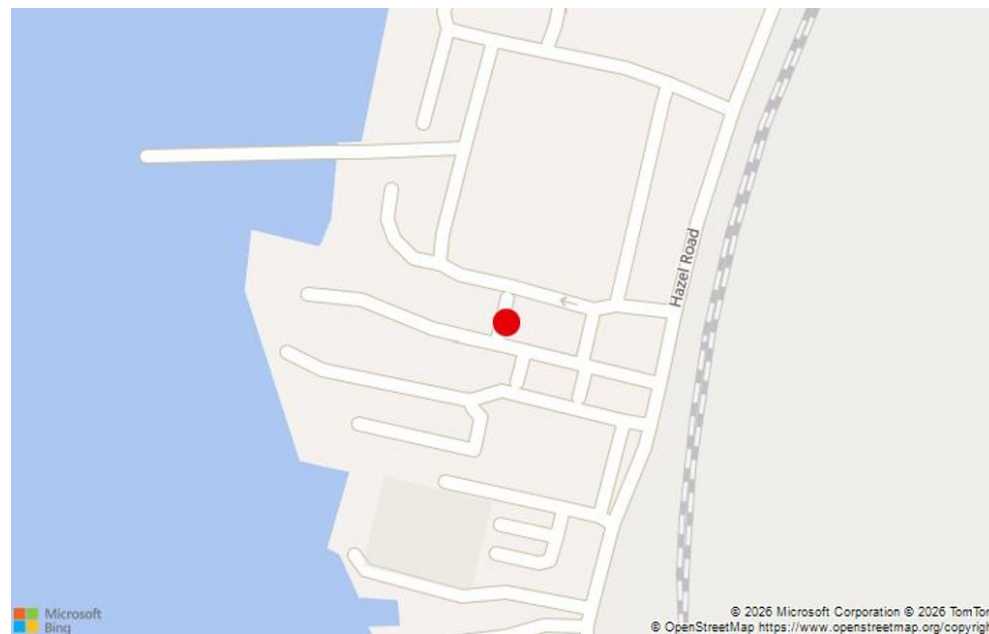
Hazel Road is the main employment area in Woolston, Southampton on the east side of the River Itchen. The premises is located 6 miles from the M3 and 5 miles from the M27. Southampton Central station is 2.5 miles away while Southampton Airport is approximately 5 miles away.

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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