

# To Let

- Min Eaves 4.5m
- First Floor Offices
- Available Q1 2025
- Parking



**Keygrove**  
www.keygrove.com  
**023 8063 5333**

## New Business Units

1,290 - 1,872 sq ft (119.84 - 173.91 sq m)

New Business Units, Trident Business Park, Shore Road, Hythe,  
Southampton, SO45 6GJ

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## Description

This is a new build small development of business units. There are three units remaining. Each unit has a roller shutter door of approximately 3.5 m wide by 4 m high and the minimum eaves heights on the ground floor are approximately 4.5m. The units are built to high specification, with offices on the first floor. Unit 2 and 3 have 2 car parking spaces and Unit 1 has 4 car parking spaces. Planning permission has been granted for use class B1c (light industrial).

Photographs show the occupied units 4,5 and 6.

The units will be ready to occupy from Quarter 1 2025.

## Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Unit 1	1,872	173.91
Unit 2	1,290	119.84
Unit 3	1,290	119.84
<b>Total</b>	<b>1,872</b>	<b>173.91</b>

## Energy Performance Certificate

EPC certificates will be provided once the units have been constructed.

## Terms

The premises are available on new full repairing and insuring leases.

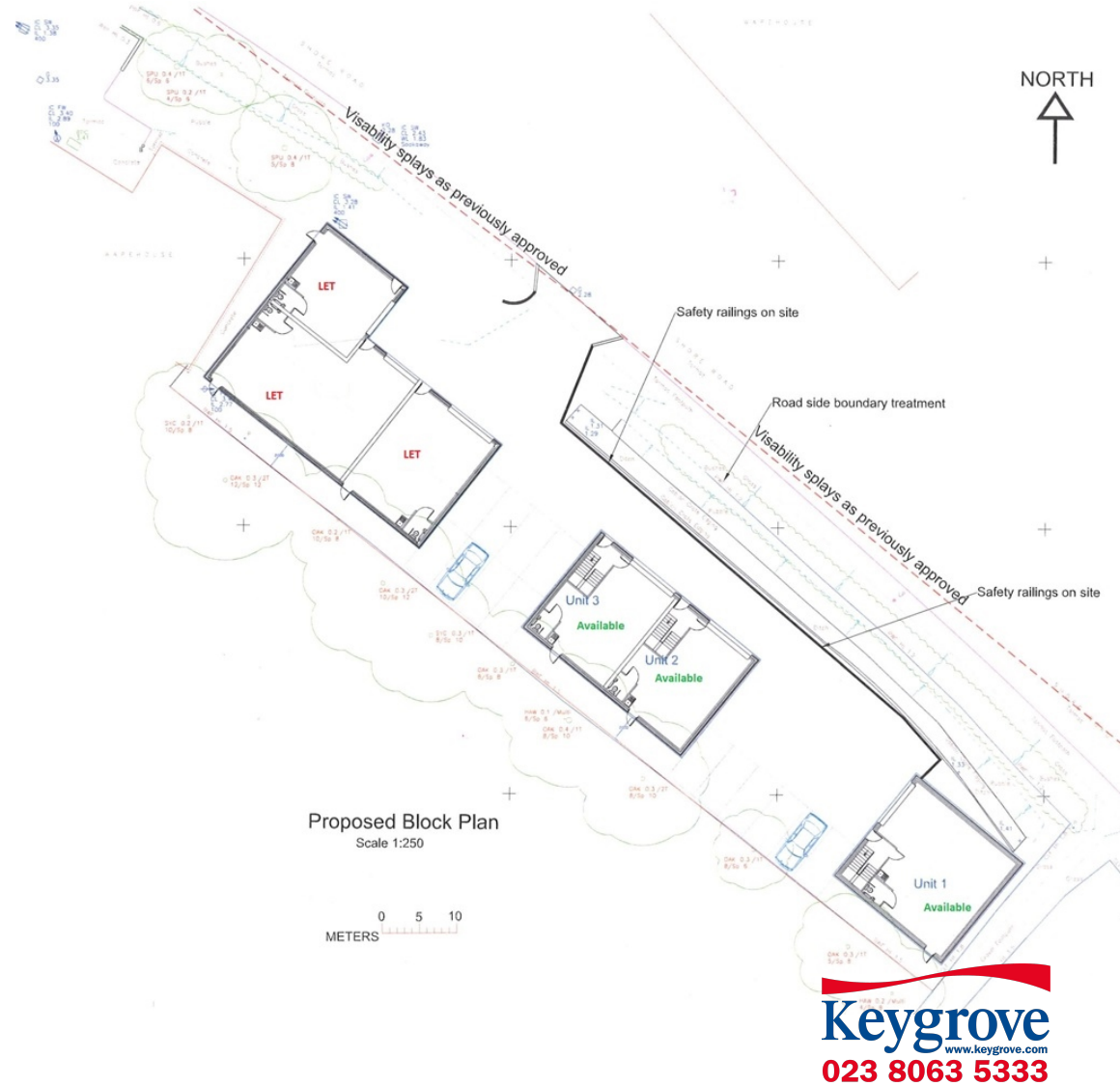
Unit 1 £40,000 per annum

Unit 2 £25,000 per annum

Unit 3 £25,000 per annum

## Rates

To be assessed.



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## Location

The site is located on Shore Road, on the south side of Hythe town centre opposite Hythe Marine Park. Southampton city centre and the M27 Junction 2 are both 10 miles approx by road. The Hythe ferry runs frequent passenger services from Hythe Pier to Town Quay, Southampton and takes 10 minutes approx.

*For all enquiries:*

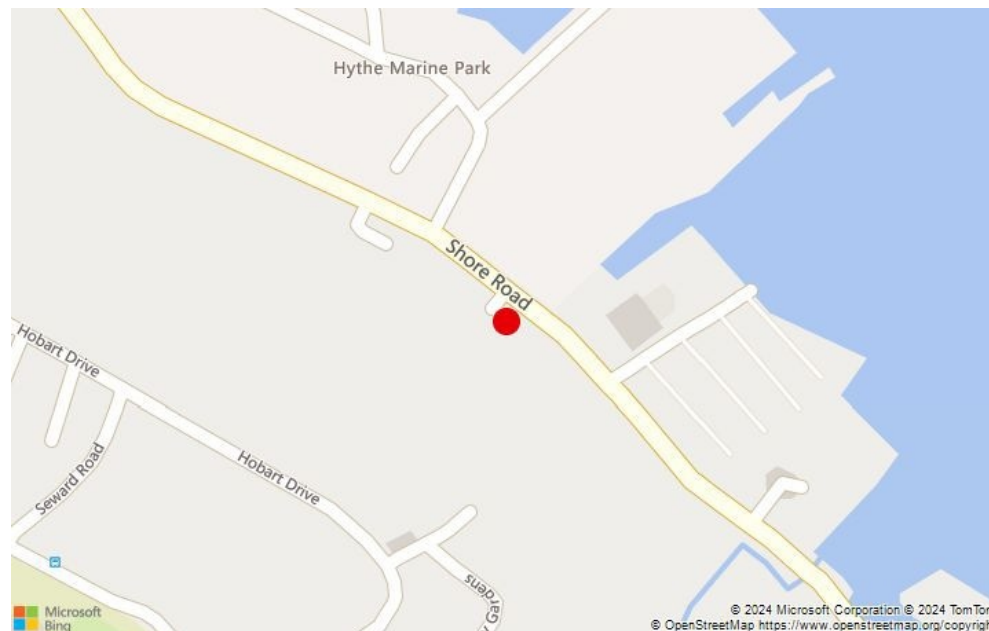
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## Map



## 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](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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