

# To Let

- Well Maintained Industrial Estate
- Close Proximity to Southampton City Centre
- Good Car Parking
- Modern Offices with Air Conditioning
- Suits Variety of Users



  
**023 8063 5333**

Modern Light Industrial Unit  
2,252 sq ft (209.21 sq m)

17 Vancouver Wharf, Hazel Road, Southampton, Hampshire, SO19 7BN

## Description

This is a mid terrace industrial unit. The property comprises a ground floor workshop / warehouse with modern offices on the first floor. It is suitable for a variety of operators.

The workshop has a roller shutter loading door (2.63m wide x 2.93m high) and 3 phase electricity. Minimum eaves height is 3m. The office benefits from LED lighting, air conditioning, a modern fitout and glass partitioning.

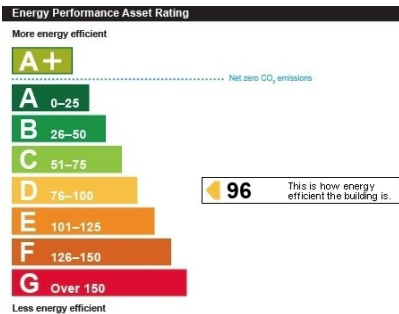
There are WCs on each floor. There are newly refurbished kitchen facilities and 4 car parking spaces, plus additional roadside parking.

## Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
<b>Total</b>	<b>2,252</b>	<b>209.21</b>

## Energy Performance Certificate

EPC rating D96. A copy of the EPC is available on request.



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### Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £24,000.

### Service Charge

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

### Rates

For business rating information please visit the Valuation Office Agency - [www.voa.gov.uk](http://www.voa.gov.uk).

### VAT

We are advised that VAT will not be payable.



## Location

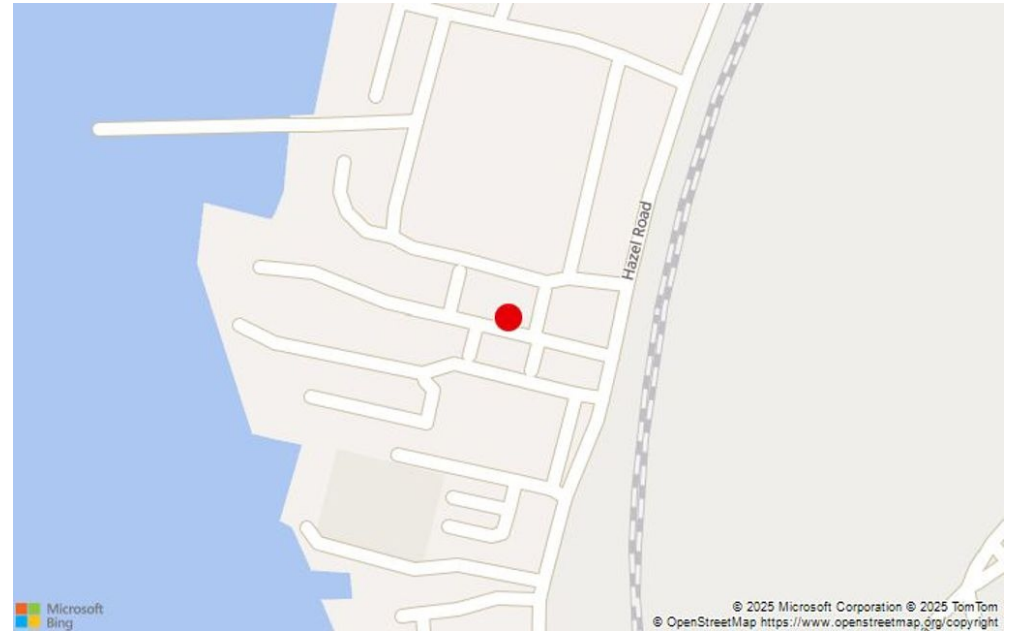
Hazel Road is the main employment area in Woolston, Southampton on the east side of the River Itchen. The premises is located 6 miles from the M3 and 5 miles from the M27. Southampton Central station is 2.5 miles away while Southampton Airport is approximately 5 miles away.

*For all enquiries:*

## James Allen

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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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