

To Let

- Well Located - Close to J7 M27
- 3 Phase Power Supply
- Minimum Eaves 3.72m
- Good Car Parking
- Concertina Loading Door (3.02m x 3.8m)



Industrial / Warehouse Unit
2,632 sq ft (244.51 sq m)

Unit 5, Solent Industrial Estate, Shamblehurst Lane South, Hedge End,
Southampton, Hampshire, SO30 2FX


Keygrove
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Description

The property comprises a two storey mid-terrace industrial unit. The available space is a ground floor workshop / warehouse with a concrete floor and concertina front loading door (3.02m wide x 3.8m high). The minimum eaves height is 3.72m.

The property has a steel-framed roof with translucent roof light panels, providing good levels of natural light, supplemented by LED lighting. The unit has a three-phase power supply and a gas-fired hot air blower.

The ground floor further provides a reception area and separate office, fitted with LED lighting and carpeted flooring.

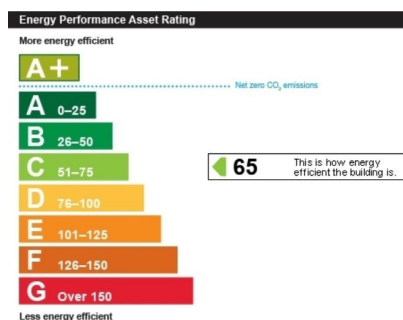
There are two WCs and kitchen facilities. There are 2 dedicated car parking spaces, together with a loading bay in front of the unit and a large communal estate car park.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Total	2,632	244.51

Energy Performance Certificate

EPC rating C65. A copy of the EPC is available on request.



Terms

The premises are available by way of a full repairing and insuring sublease expiring December 2030, at an initial rent of £26,300 per annum exclusive.

Rates

The ground floor currently forms part of a wider business rates assessment. An indicative value can be provided upon request.

Interested parties are also advised to make their own further enquiries with the Valuation Office Agency.

VAT

We are advised that VAT will be payable.



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Location

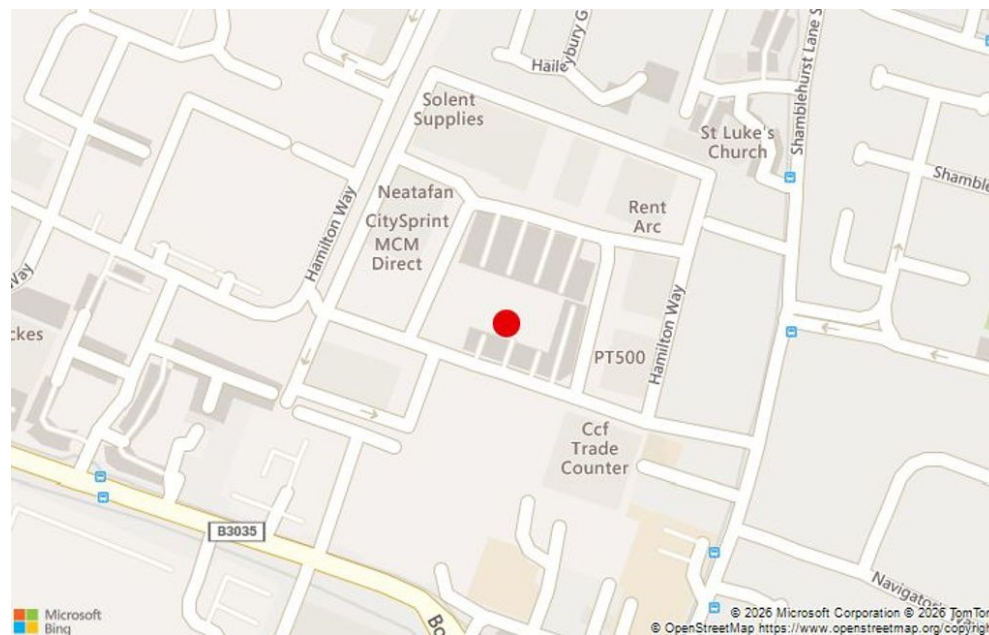
The property is located on the established Solent Industrial Estate with access from Shamblehurst Lane South. The M27 at Junction 7 is within about 1 mile. Well known local occupiers include Peter Cooper Volkswagen, Snows Toyota, Marks & Spencer, B&Q and Sainsbury's.

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

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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