

## TO LET

Warehouse / Industrial Unit

# Alpha Building, Willments Industrial Estate, Hazel Road, Southampton, Hampshire, SO19 7HS

## Key Features

- New Lease
- Asking Rent £105,500 per annum
- Gross Internal Area 10,550 Sq Ft (978 Sq M)
- Multiple Roller Shutter Doors
- Forecourt and Estate Road Parking
- Easy Access to M27
- 3 Phase Power



**GET IN TOUCH:** 023 8022 2292 | [www.mavarealestate.co.uk](http://www.mavarealestate.co.uk)

Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

## Location & Description

Hazel Road is an established industrial and commercial location situated on the east side of the River Itchen. Major occupiers include City College Southampton and Siva Plastics.

Port of Southampton is accessible to the west via Itchen Bridge or Northam Bridge. Junction 7 & Junction 8 of the M27 are approximately 4.0 miles and 3.6 miles respectively to the east.

The property comprises an open plan warehouse / industrial space, with mezzanine storage. The building benefits from a well presented office space on the first floor, with separate workstation rooms underneath. Additional benefits include Kitchen and WC facilities, three large roller shutter doors, plus forecourt parking at the front and a secure yard/loading area to the rear.



What3words: shell.supply.closer

## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £105,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

## Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	8,124	754
First Floor	2,426	224
Total Gross Internal Area	10,550	978

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

**GET IN TOUCH:** 023 8022 2292 | [www.mavarealestate.co.uk](http://www.mavarealestate.co.uk)



## VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

## Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## EPC

Asset Rating C (74)

## Rateable Value

Rating £56,500  
Source [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



## Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Dominic Arkell | 07918 926 119 | [darkell@mavarealestate.co.uk](mailto:darkell@mavarealestate.co.uk)

Kristina Connolly | 023 8022 2292 | [kconnolly@mavarealestate.co.uk](mailto:kconnolly@mavarealestate.co.uk)



These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or mis-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.