

**TWO HIGH QUALITY DISTRIBUTION UNITS
SITUATED ADJACENT TO JUNCTION 7, M27**

***TO BE FULLY REFURBISHED**



TO LET

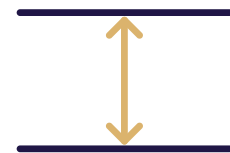
TO LET



MODERN, DETACHED, INDUSTRIAL/DISTRIBUTION UNITS SITUATED ON A SECURE & PRIVATE ESTATE WITHIN EASY REACH OF J7, M27.



High quality detached Industrial/Distribution units half a mile from J7, M27



Each unit has a large, secure yard



Gated single access secure site



Unit 1 accommodation comprising 68,431 sq ft (6,357 sq m)



Unit 2 accommodation comprising 58,578 sq ft (5,441 sq m)

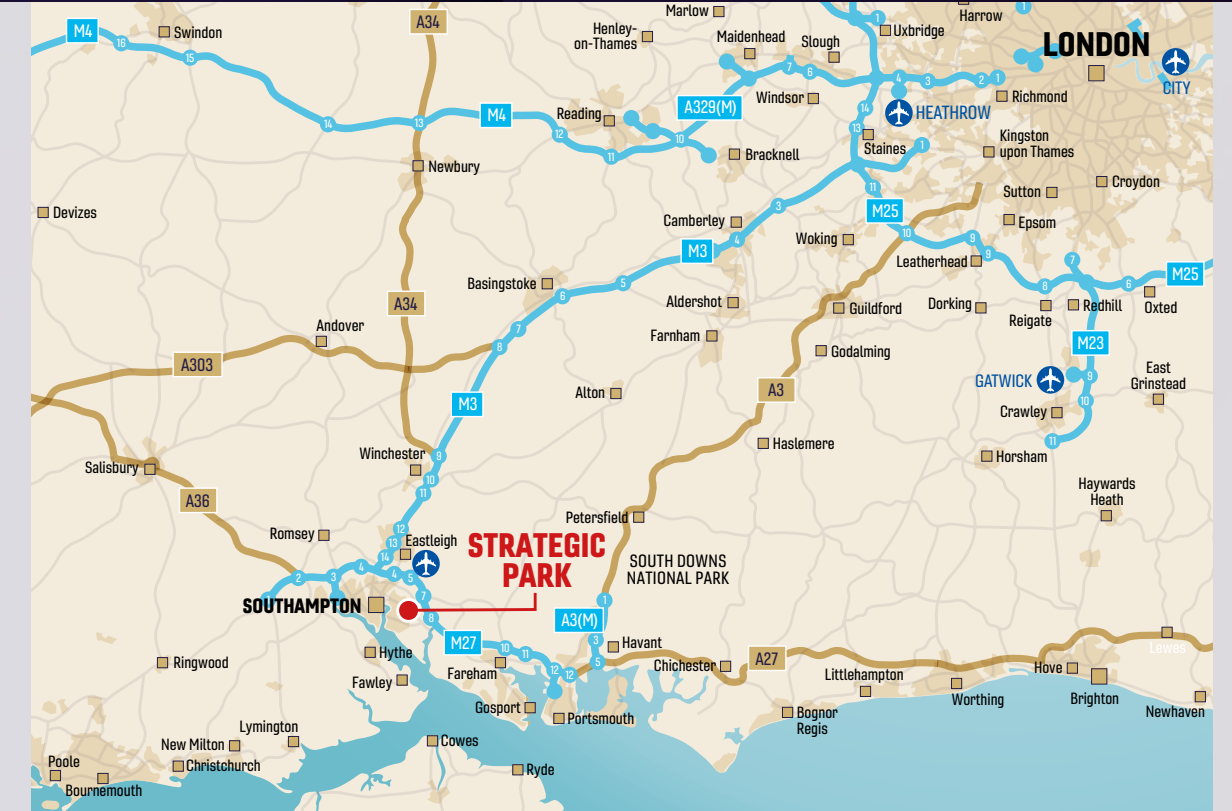


Excellent location and connectivity

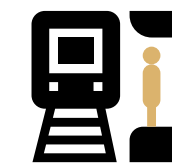
LOCATION & CONNECTIVITY

Strategic Park is prominently situated off Comines Way, Hedge End and immediately adjacent to J7, M27 via Charles Watts Way (A334) and the Kanes Hill Roundabout. The M27 is 0.5 miles distant and provides access across the whole of the south coast with connections to London, Midlands and the North.

DESTINATIONS	MILES	JOURNEY TIMES
Junction 7, M27	0.5	2 mins
Southampton Airport	3.8	9 mins
Port of Southampton Dock Gate 4	4.8	17 mins
M3	6.1	9 mins
Port of Southampton Dock Gate 20 (via M27)	11.9	15 mins
Portsmouth International Port	15.7	21 mins
A34 (Midlands and North)	16.5	19 mins
London Heathrow & M25	64	1 hr 8 mins
Gatwick Airport	90.2	1 hr 32 mins
Bristol Port	113	2 hrs 7 mins



Strategic Park is less than 3 minutes (0.5 miles) from Junction 7, M27



Southampton Airport Parkway (5.2 miles) provides frequent connections to London Waterloo in 1hr 15 mins



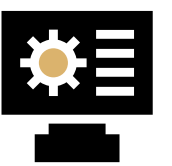
Heathrow Airport is 64 miles away accessed via M27/M3. Gatwick Airport is 87.4 miles (via A3(M)). Southampton Airport is 5.2 miles away via M27



The working age population in Southampton is 170,421



659,641 working age labour pool within a 45 minute drive



57,443 people are employed in manufacturing, transportation and logistics*

*Source: Nomis



UNIT 1

DESCRIPTION

Unit 1 comprises a high quality detached industrial/distribution facility of steel portal frame construction with profile metal sheet cladding.

The unit incorporates high specification first floor offices, with undercroft area at ground floor. The unit has a large secure yard with 4 level access loading doors and excellent parking provision for both HGVs and cars.

Unit 1 is to be fully refurbished throughout.

EPC

Target EPC rating of 'B' post refurbishment.

BREEAM

Target rating of 'Very Good' post refurbishment

Accommodation

FLOOR	DESCRIPTION	SQ FT	SQ M
Ground	Warehouse/Production/Reception and Ancillary	60,373	5,609
First	Office	4,722	438
First	Storage and Ancillary	2,630	244
Mezzanine	Storage	706	66
TOTAL		68,431	6,357

SPECIFICATION

Warehouse

- 9m Clear Internal Height
- 4 Level Access Loading Doors (2 with dock level scissor lifts in place)

External

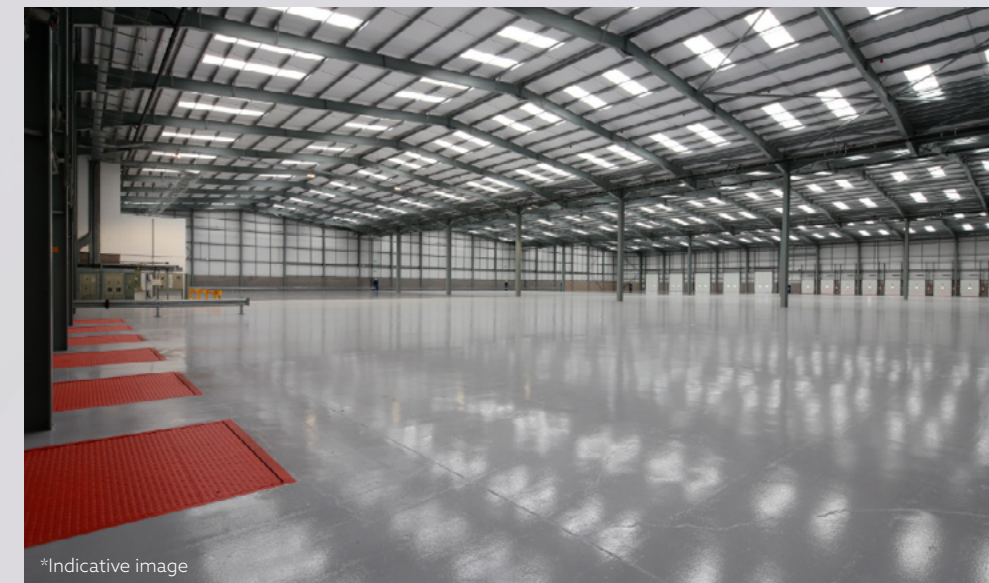
- 158 Car Parking Spaces & 8 HGV Spaces
- EV Car Charging Points
- Solar PV Roof Panels
- Secure Yard
- Yard Depth of 31 Metres
- Gated Estate Entrance

Office

- Raised Floors
- New Air Conditioning System
- Suspended Ceilings
- Carpeting
- Male & Female WCs
- Lift
- Entrance Reception



*Indicative image



*Indicative image

UNIT 2

DESCRIPTION

Unit 2 comprises a high quality detached industrial/distribution building of steel portal frame construction and profile metal sheet cladding.

The unit incorporates high specification office content and a low site cover of 33% with secure yard and excellent parking provision.

Unit 2 is to be fully refurbished throughout.

EPC

Target EPC rating of 'B' post refurbishment.

BREEAM

Target rating of 'Very Good' post refurbishment.

Accommodation

FLOOR	DESCRIPTION	SQ FT	SQ M
Ground	Warehouse/Offices/Reception	49,830	4,629
First	Office	8,748	812
TOTAL		58,578	5,441

SPECIFICATION

Warehouse

- 9m Clear Internal Height
- 5 Level Access Loading Doors (Subject to Planning)

External

- 97 Car Parking Spaces
- EV Car Charging Points
- Solar PV Roof Panels
- Secure Yard
- Yard Depth of 30 Metres
- Gated Entrance
- Rooflights

Office

- Raised Floors
- New Air Conditioning System
- Suspended Ceilings
- Carpeting
- Male & Female WCs
- Lift
- Entrance Reception



TERMS

The premises are available by way of a new Full Repairing and Insuring lease with terms to be agreed. Rent on application.

EPC

Target EPC rating of 'B' post refurbishment.

BUSINESS RATES

Business Rates are to be reassessed following completion of the refurbishment works. Prospective tenants are advised to make their own enquiries to the Local Authority, Eastleigh Borough Council to confirm this information is correct (www.gov.uk/correct-your-business-rates).

SERVICE CHARGE

A service charge is payable. Further information on request.

LEGAL COSTS

Each party responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment.

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