



174 Bridge Road, Park Gate,
SOUTHAMPTON, SO31 7EH



TO LET

Detached Light Industrial Unit with Office on Secure Site
Excellent Access to M27, Hamble and Swanwick Marinas
1,768 sq ft (164.24 sq m)

Description

The property newbuild light industrial unit of block construction with a concrete floor and two electric roller shutter loading doors. (3m high x 4m wide). There is a pedestrian entrance door to an office. There is one WC and a kitchenette. The unit benefits from a 3 phase power supply. Externally, there is a forecourt with ample car parking for 8 vehicles (double parked), the site is secured by security gates and palisade fencing. The property will be ready for occupation in Summer 2026.

The planning permission is for a 'builders workshop' alternative uses will be considered. There are hours of use restrictions 08.00-18.00 hours Mondays - Fridays
08.00-17.00 hours Saturdays

Specification

- 3.6m eaves
- Two Electric Roller shutter doors— 4.0m (w) x 3.0m (h)
- Three phase electricity
- Close to operational Marinas and The River Hamble
- Excellent access to the M271
- EPC Rating – TBC



Location

Bridge Road is the A27 and connects Southampton in the West to Fareham and Portsmouth in the East. The property is located in Park Gate, between Junction 8 & 9 of the M27 motorways. The unit is secure and accessed between retail and residential properties set back from the main road.

What 3 Words

///changes.betrayed.clutches

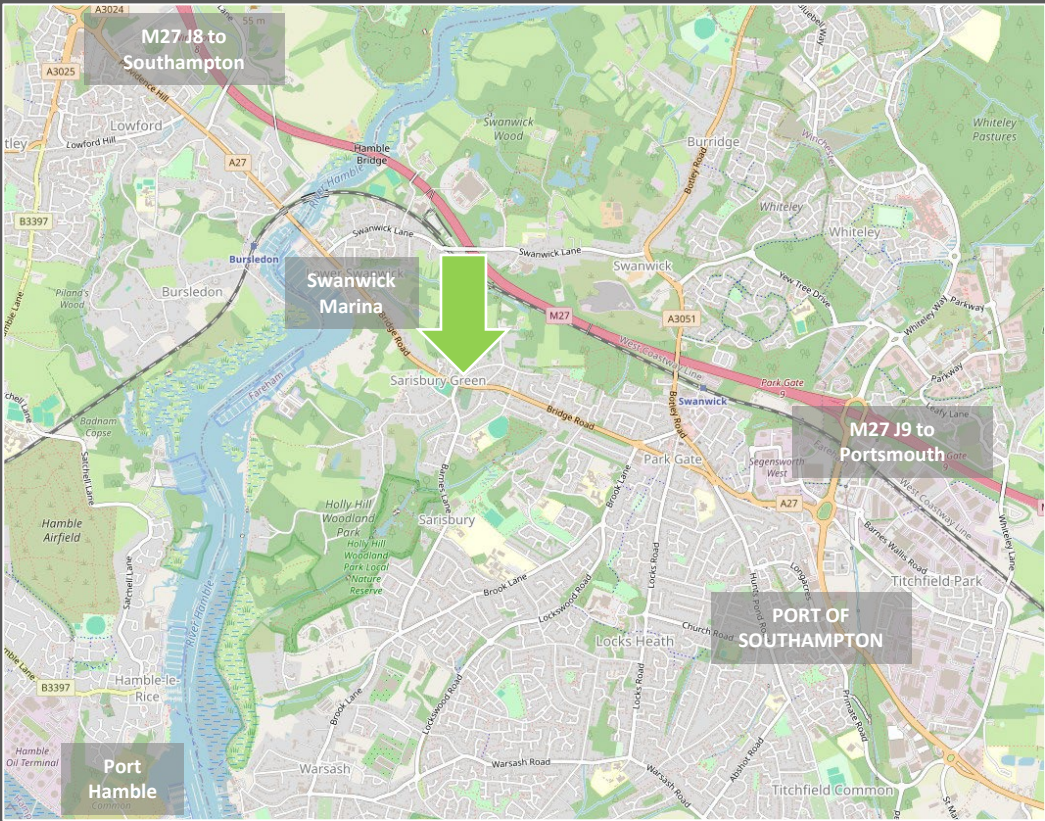
Terms

The property is available by way of a new lease at an initial rent of £30,000 per annum exclusive.

Business Rates

Rateable Value – To be assessed. All enquiries to Southampton City Council [Find a business rates valuation - GOV.UK \(www.gov.uk\)](#)

Destinations	Miles
Junction 8, M27	2.2
Junction 9, M27	2.0
Swanwick Marina	1.0
Port Hamble	6.0
Southampton City Centre	5.6
Swanwick Railway Station	1.4



Unit 7 Manor Industrial Estate, Totton, Southampton

SAT NAV: SO40 9HP

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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