Units 5 & 7 City Industrial Park, Southern Road, Southampton, SO15 1HG



TO LET

Trade Counter Units on Popular Trade Park
Directly next door to Dock Gate 10
3,462 sq ft - 8,091 sq ft (321.66 - 751.68 sq m)

Description

The property comprises two trade counter units which are currently interconnected but could be split.

In Unit 5 there is a trade counter/ showroom accessed via pedestrian doors, some offices, staff kitchenette and WC's. There is storage over the offices. There is parking and loading to the front of the unit.

Unit 7 is arranged as warehouse space, there are male and female WC's. There is parking and loading to the front of the unit.

Both units have LED lighting and three phase power.

Specification

- Trade Counter/ Warehouse/ Showroom
- 5.78 m Eaves
- 3 phase power
- Staff facilities
- EPC Rating – C62
- Business Rates – £83,500– Occupiers should make their own enquiries with Southampton City Council rates department.

Neighbouring Tenants

formula one autocentres

HOWDENS

SCREWFIX

JOHNSTONE'S

protyre autocare

eurocell

INTERPUMP FLUID SOLUTIONS Powered by I.M.M. Hydraulics

Terms

The units are available by way of assignment or sublease to August 2028. The leases expire on 23rd November 2030.

The rent for unit 5 is £64,624 per annum exclusive.
The rent for unit 7 is £48,174 per annum exclusive.

The units could be let individually or together. A new lease may be available by negotiation.



Floor Area	Sq Ft	Sq M
Unit 5	4,629	430.02
Unit 7	3,462	321.66
Total Floor Area	**8,091**	**751.68**


STILL


Newlec




Fire exit
Fire exit


2T
2U


Newlec
3 Phase Boxes


To the M271, & M27
Freightliner Depot
5 & 7 City Industrial Park
West Quay Retail Park
Port of Southampton
IKEA
Southampton City Centre

Location

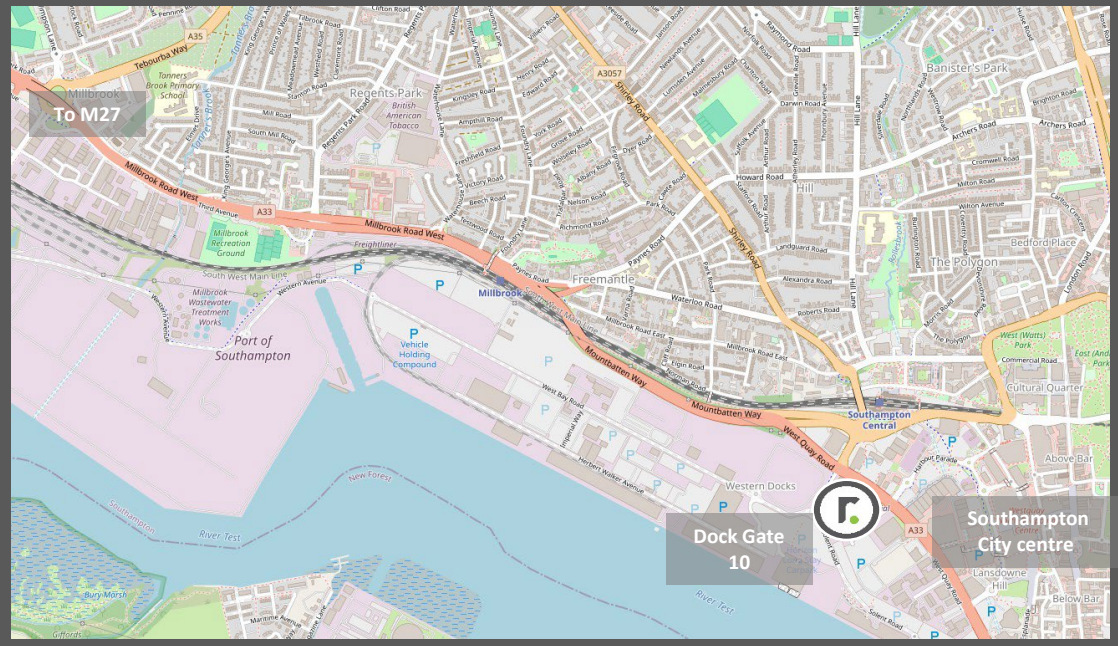
The premises are prominently located at the entrance to City Industrial Park immediate adjacent to Dock Gate 10 which is the primary access to Ocean Cruise Terminal and The Port of Southampton.

The property is 4.5 miles south of Junction 3 of the M27 and 0.5 mile west of Southampton City Centre.

The surrounding area includes West Quay Retail Park, Ikea and West Quay Shopping Centre. City Industrial Park offers a variety of Trade Counter and Industrial occupiers including, Howdens, Johnstones Paints, Screwfix, Interpump, Red Funnel, Formula One Auto Centres and Protyre.

Southampton Railway Station is located a 10 minute walk north of the site.

Destinations	Miles
Southampton International Airport	9.1
Southampton Airport Parkway	9.0
Dock Gates 10	0.1
Southampton City Centre	0.5
M27, Junction 3	2.4



5 & 7 City Industrial Park, Southern Road, Southampton **SAT NAV: SO15 1HG**

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

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