Mileway

Lower William Street Industrial Estate

Southampton SO14 5QE

Warehouse | 10,244 - 11,412 ft^2

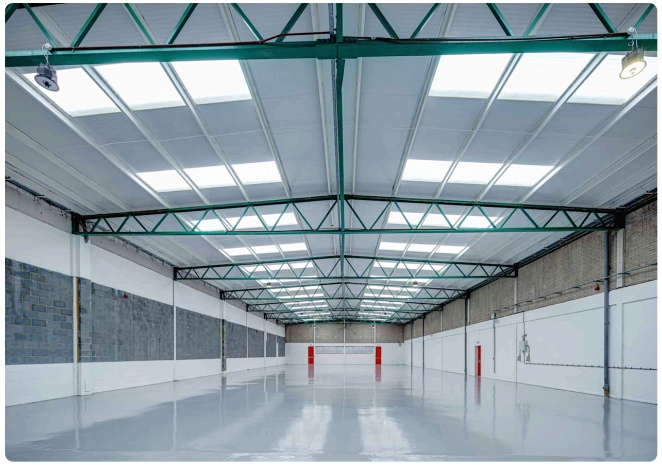
- Roller shutter access
- 5.8m clear height
- 3 phase electricity
- Electric loading door
- Units 5 - 7 available from Q3 2026
- Units 3 - 4 large yard

Location & Connections

Lower William Street is strategically located off Millbank Street in the Northam area of Southampton, situated approximately 1.5 miles away from Western Docks and Southampton Container Port.

The A3024 Bitterne Road West provides connections to the M3 approximately 4 miles to the north. Bitterne Road West also connects to Junction 7 of the M27 approximately 4 miles to the east.

The estate is well positioned for access to Southampton city centre, the port, and the wider road network, making the units ideal for occupiers requiring both urban connectivity and functional industrial accommodation. The units are suitable for a range of industrial, warehouse, and trade counter uses (subject to planning).



Description

A range of well-located industrial / warehouse units situated on Lower William Street, Southampton, offering excellent access to the city centre and surrounding commercial districts.
The units benefit from a 6-metre eaves height, providing excellent internal clearance suitable for a variety of industrial, storage, and distribution uses. Each unit is arranged with ground and first floor office accommodation, offering a practical combination of warehouse and administrative space.
Unit 5 has been recently refurbished and is presented to a high standard, making it suitable for immediate occupation.
Units 3 and 4 further benefit from their own secure, self-contained loading yard, providing valuable external space and efficient loading and unloading facilities.

Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Units 3-4	Warehouse	10,244	Under offer	10,420
Unit 5	Warehouse	11,412	07/09/2026	9,200
Total		21,656		

Further information

EPC
Unit 5: B, Units 3 & 4: D (to be reassessed after refurbishment)

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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