Lower William Street Industrial Estate

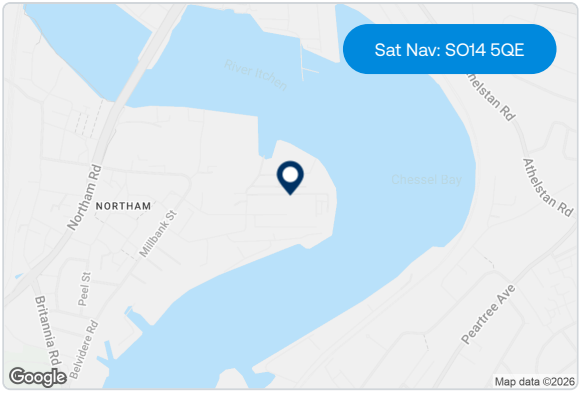
Southampton SO14 5QE

Warehouse | 10,244 ft²

- Roller shutter door
- 5.8m clear height
- Three-phase power
- Vehicle access
- Units 5 - 7 available from Q3 2026
- Yard area







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.

Location

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).

Further information

EPC
EPC is available upon request.

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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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Units 3-4	Warehouse	10,244	Immediately	10,420	D
Total		10,244			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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