# To Let

- Allocated Car Parking
- 3 Phase Power Supply
- Roller Shutter Loading Doors
- Suitable for Mechanical Uses
- Minimum Eaves Height of Approximately 4.78m




Keygrove
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023 8063 5333

## Industrial / Workshop Unit

2,324 sq ft (215.9 sq m)

Unit C, Bakers Wharf, Millbank Street, Southampton, Hampshire, SO14 5QQ

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## Description

Unit C is located within Baker's Wharf, accessed from Millbank Street. The property comprises an industrial/workshop unit currently used for mechanical purposes, with an office to the rear.

The main workshop is accessed via two electric roller shutter loading doors, each measuring approximately 4.9m wide by 4.9m high. The workshop has a minimum eaves height of approximately 4.78m and benefits from 3-phase power and a mix of LED and fluorescent lighting.

There is also a spray booth within the workshop, which we understand may be available to remain by separate negotiation if required.

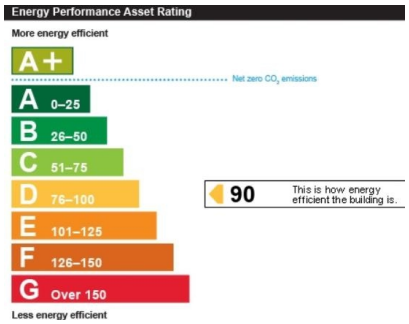
There are WC and kitchenette facilities. There is allocated car parking to the front of the unit, together with additional parking directly in front of the roller shutter doors.

## Accommodation (Approximate GIA)

| Floor | Area (sq ft) | Area (sq m) |
|---|---|---|
| **Total** | **2,324** | **215.9** |

## Energy Performance Certificate

EPC rating D90. A copy of the EPC is available on request.







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## Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £21,500 per annum exclusive.

The unit is available for occupation from March 2027.

## Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

## Rates

According to information obtained from the Valuation Office Agency, the property has a Rateable Value of £15,250.

Following the April 2026 revaluation, which saw the Rateable Value increase from £11,750, we understand that the property benefits from Supporting Small Business Relief (SSBR), which limits increases in business rates. Further information on the scheme can be found on the Government's website:

https://www.gov.uk/business-rates-relief/supporting-small-business-relief

Prospective tenants or purchasers are advised to make their own enquiries with the relevant local authority to confirm the rates payable and availability of relief.

## VAT

We are advised that VAT will be payable.

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## Location

Baker's Wharf is located within an established industrial area of Southampton. The estate benefits from suitable HGV access and is situated approximately one mile east of the city centre, accessed via Millbank Street between Shamrock Quay and St Mary's Stadium.

The Northam Road provides direct access to Junctions 7 and 8 of the M27. Southampton Airport and Southampton Parkway Railway Station are both located approximately four miles to the north.

*For all enquiries:*


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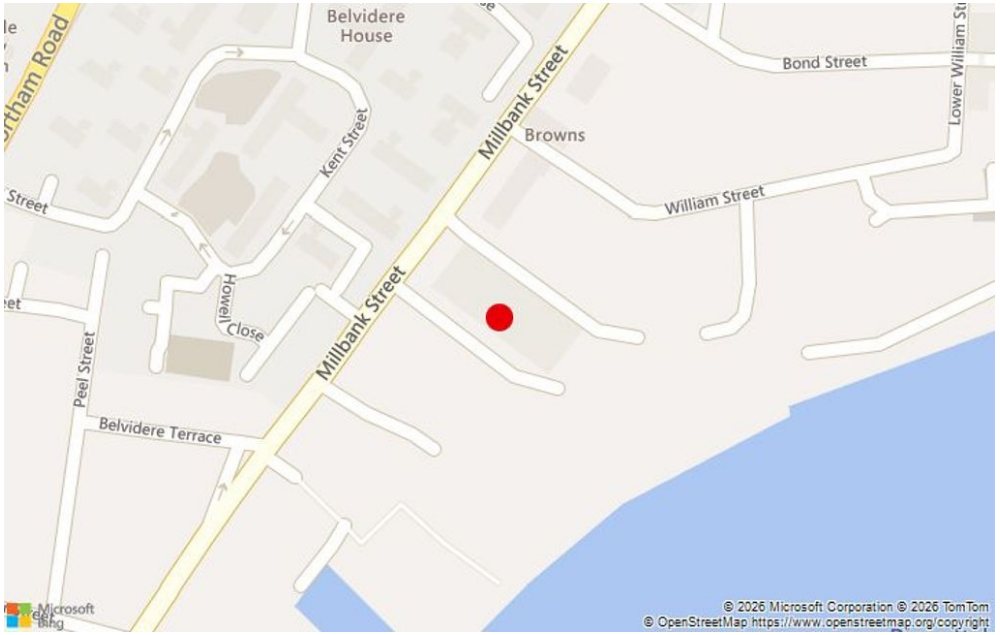
## Map




## Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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