



**3 LONGBRIDGE INDUSTRIAL ESTATE FLOATING BRIDGE
ROAD, SOUTHAMPTON, SO14 3FL**

INDUSTRIAL / WAREHOUSE TO LET

571 SQ FT (53.05 SQ M)



Summary

INDUSTRIAL UNIT - TO LET

Available Size	571 sq ft
Rent	£10,000 per annum
Rateable Value	£6,500
EPC Rating	C (56)

- B8 Storage and Distribution use only
- 3 phase electric
- Gas supply
- WC and sink
- Max eaves height of 4.288m



Location



3 Longbridge Industrial Estate
Floating Bridge Road,
Southampton, SO14 3FL

Longbridge Industrial Estate comprises 22 workshop units on the southern side of the cul-de-sac known as Floating Bridge Road, approximately one mile to the south-east of Southampton City Centre. The Estate is located just south of the A3025 Itchen Toll Bridge crossing the River Itchen and linking the suburb of Woolston with the docks area/city centre of Southampton.





Further Details

Description

Unit 3 is a light industrial facility of brick and blockwork construction with a concrete floor, beneath a steel roof. There is a manual loading door and the building has a maximum eaves height of 4.288m.

Specification

- 3 Phase electric
- Gas supply
- Toilet and sink with electric heater
- Max eaves height of 4.288m

Terms

A new FRI lease to be negotiated direct with the landlord.

Viewings

Strictly by appointment through the sole agent.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs associated with this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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