



Unit 9 Southampton Trade Park
THIRD AVENUE, SOUTHAMPTON, SO15 0AD



TO LET

Prominent Roadside Trade Counter/Industrial/Warehouse Unit
Highly Visible A33 Western City Centre Approach Road
Excellent Access to Port of Southampton & J3, M27
4,951 sq ft (460 sq m)

Description

The property comprises a modern end of terrace unit, fully clad over a steel portal frame. There is one electric loading door. Highly secure dedicated Trade Park with ample car parking. The units have been split into two separate units, with one part now let.

Specification

- 8.13m Eaves
- 7.0m Haunch
- 8.73m Ridge
- B1c, B2 and B8 use
- Strip Fluorescent Lighting
- Rooflights
- Electric Up and Over Roller Shutter Door 4.0m (w) x 4.53m (h)
- Gas Central Heating
- Car Parking Spaces
- EPC Rating – B49



Floor Area	Sq Ft	Sq M
Left Hand Side Unit 9a Ground Floor	LET	
Right Hand Side Unit 9b Ground Floor	4,951	460
Total Floor Area Available (GIA)	4,951	460



SOUTHAMPTON TRADE PARK

1 **Tile Giant**

5 **HYDROSCAND**
HOSE AND FLUID CONNECTORS

9

2 **TOOLSTATION**

6 **HPS**
Heating Plumbing Supplies

10 **resapol**

3 **CROWN**
DECORATING CENTRES

7 **REXEL**

11 **Poingdestres**
ANGLING CENTRE

4 **SLG SAFETY LIFTING & GEAR.COM**

8 **REXEL**

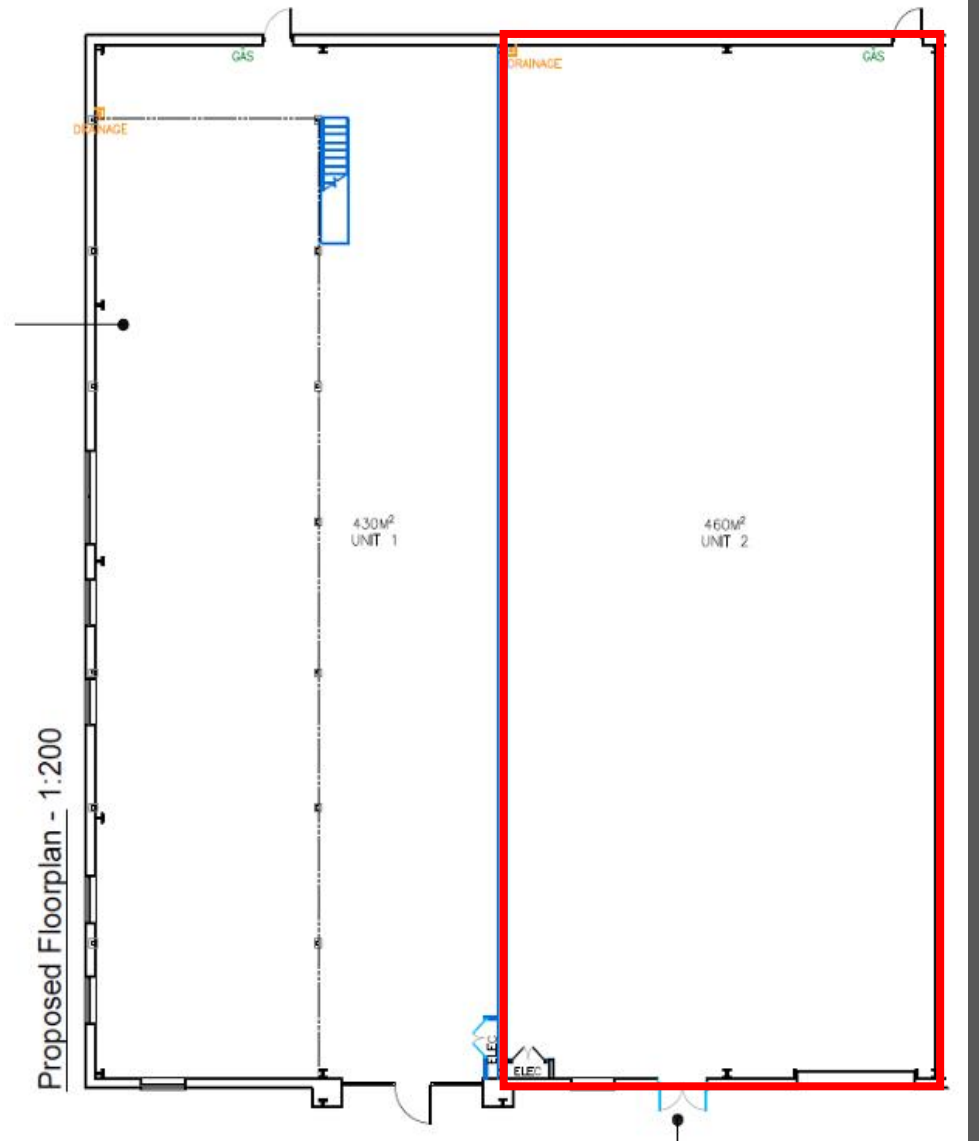
12 **International
Decorative Surfaces**

Managed by  **workman**
Workman LLP
Telephone 020 7227 6200
Email enquiries@workman.co.uk





Warehouse space prior to the commencement of the splitting works







Location

Southampton Trade Park is Southampton's only dedicated trade centre. Located in Millbrook, the site is situated in a prime position just west of the Southampton western docks. This established area is well served by the A3024 dual carriageway, which provides easy access to the City Centre and M271 motorway leading to the M27 (J3) and M3 (J14). Accessed via Third Avenue, the site is highly visible from the Millbrook Flyover (A33 Millbrook Road West) and as such benefits from a large volume of passing traffic on a daily basis.

Terms

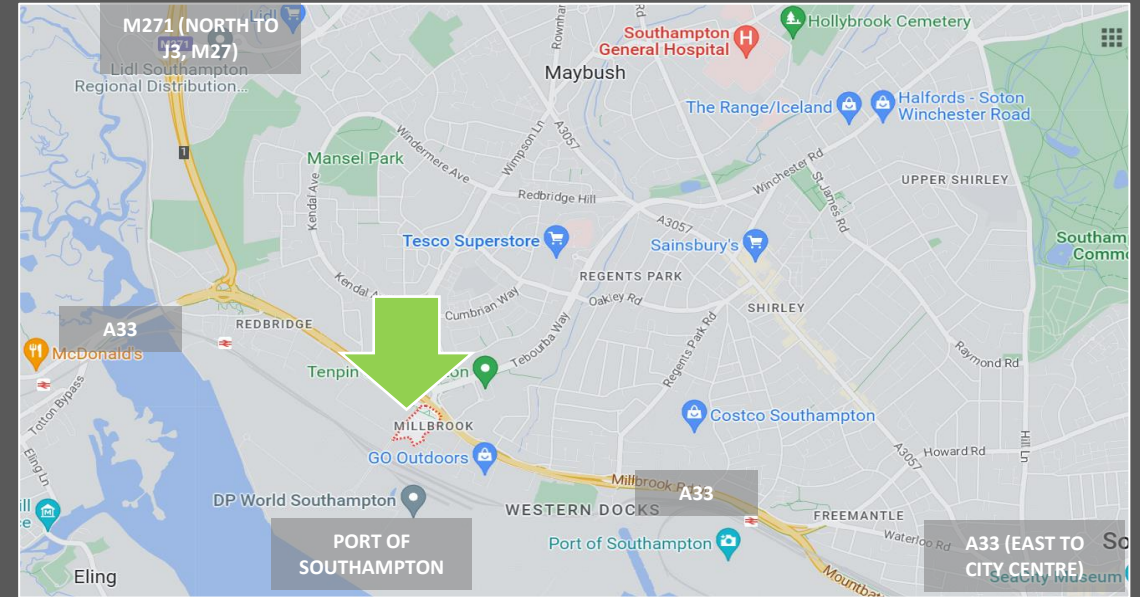
The premises are available on a new lease for a term to be agreed.

Rent

£76,750 per annum exclusive.

Business Rates

Rateable Value subject to reassessment following unit split.



Unit 9 Southampton Trade Park, Third Avenue, Southamton

SAT NAV: SO15 0AD

Destinations	Miles
Junction 3, M27	2.5
Port of Southampton	0.5
Southampton Central Train Station	2.3
Junction 14, M3	5.5
Southampton Airport	5.1
Portsmouth	26.7

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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