



Unit 12 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
9,825 sq ft (912.74 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.

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)
- Male, Female & Disabled WCs
- Showroom Area with LED Lighting, Suspended Ceiling & Air Conditioning Cassettes
- Main Road Frontage
- Car Parking and Forecourt Loading
- EPC Rating – C64



Floor Area	Sq Ft	Sq M
Ground Floor	9,825	912.74
Total Floor Area (GIA)	9,825	912.74









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

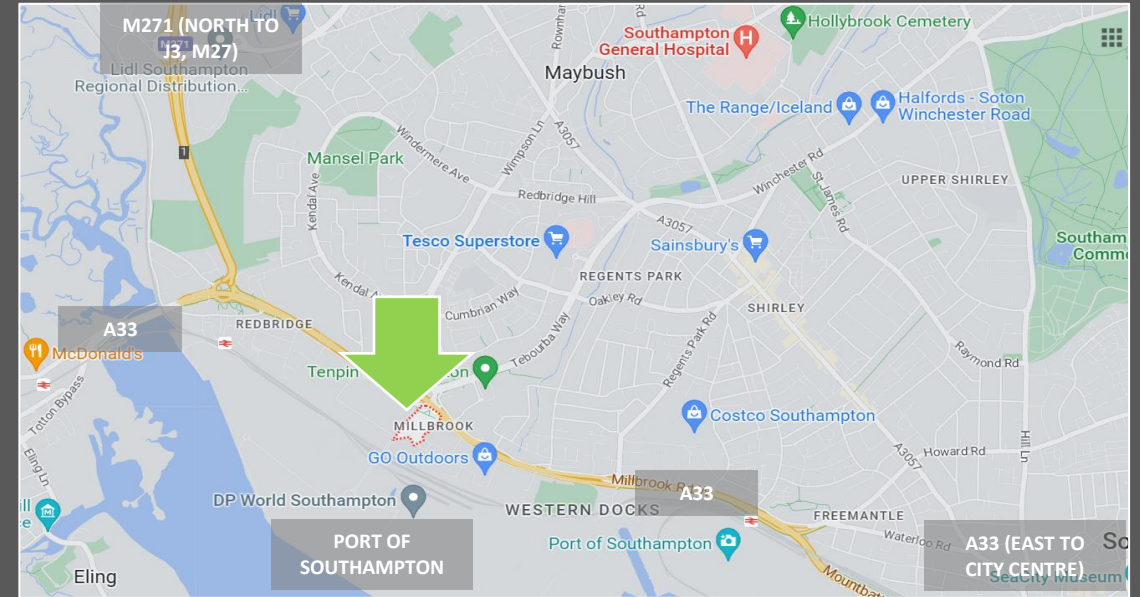
The premises are available on a new lease for a term to be agreed.

Rent

£157,200 per annum exclusive VAT and all other occupational costs.

Business Rates

The Rateable Value from April 2023 is £102,000.



Unit 12 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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