



**HELLIER  
LANGSTON**

Commercial Property Consultants

# TO LET

## RENT REDUCED

**Unit 6, Quayside Business Park, Quayside Road,  
Southampton, Hampshire SO18 1DH**

**Newly Refurbished Warehouse / Light Industrial Unit**



### KEY FEATURES

- 384.91 sq m (4,143 sq ft)
- 4 car parking spaces
- Eaves height 5.04m
- Haunch height 4.32m
- Ridge height 6.02m
- 3.04m (w) x 3.02m (h) loading door
- LED warehouse light
- WC

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**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

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## Unit 6, Quayside Business Park, Quayside Road, Southampton, Hampshire SO18 1DH

### Description

The unit comprises an end-terrace concrete frame industrial/warehouse unit accessed off Quayside Road. The main roof has been reclad with a new insulated profile metal sheet roof and the warehouse area is lit by way of new LED warehouse lights. Access into the unit is via the front loading door.

### Accommodation

The property has been measured to GIA as follows:

	Sq M	Sq Ft
Warehouse	384.91	4,143
<b>Gross Internal Area</b>	<b>384.91</b>	<b>4,143</b>

### Specification

- 6.02m to the underside of the ridge
- 5.04 m to the underside of the eaves
- 4.32m to the underside of the haunch
- Warehouse LED lights
- 1 x 3.04m wide by 3.02m high loading door
- New insulated profile metal sheet roof
- Sub metered 3 phase electrical supply
- Mains water and drainage
- Concrete loading apron with up to 4 car parking spaces
- Single WC

### Terms

The premises are available by way of a new Full Repairing and Insuring lease Outside the Landlord and Tenant Act 1954 Part II, for a term to be agreed.

### Rent

£40,000 per annum exclusive.

### Service Charge

The lease contains a provision to charge a service charge however no service charge is currently charged.

### Business Rates

The premises are assessed in the 2023 Rating List as Workshop and Premises with a Rateable Value of £23,500

### EPC

N/A

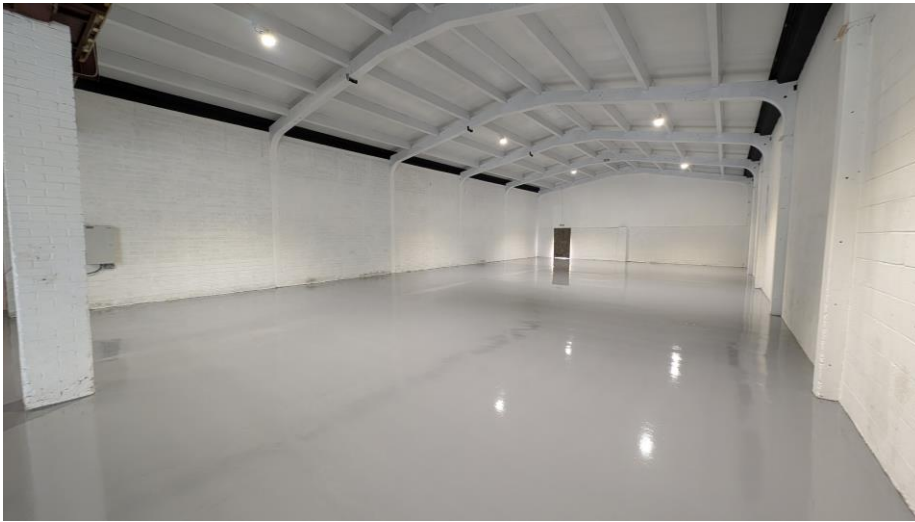
### AML

In accordance with Anti-Money Laundering requirements, Hellier Langston will need to formally identify purchasers, tenants and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

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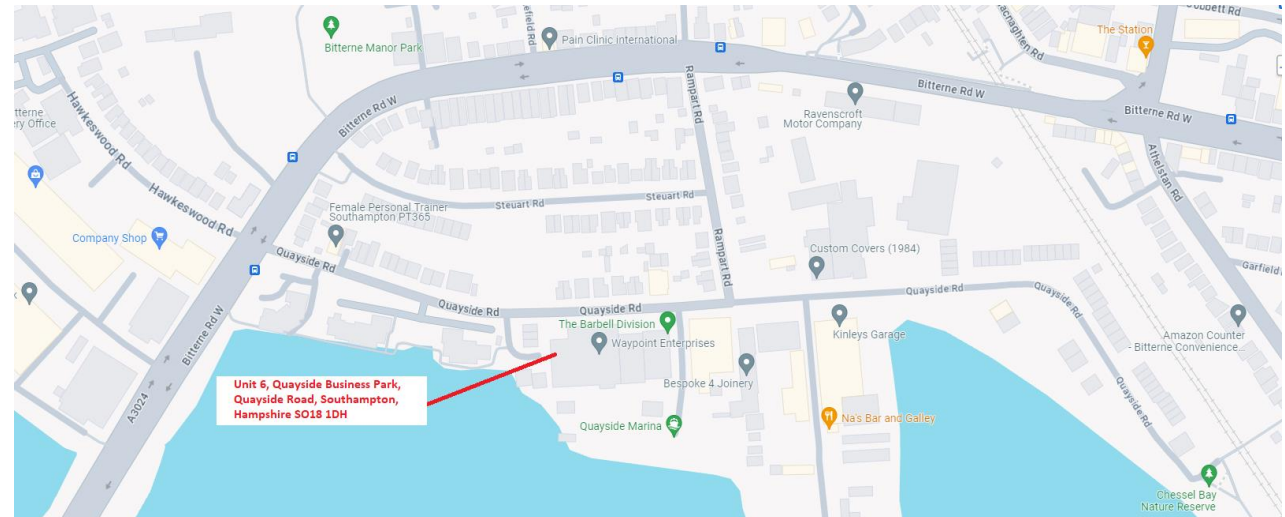
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## Unit 6, Quayside Business Park, Quayside Road, Southampton, Hampshire SO18 1DH

### Location

The property is located on Quayside Road in an area of Southampton known as Bitterne Manor, approximately 1.25 miles north east of Southampton City Centre. Quayside Road runs alongside the northern bank of the River Itchen. Quayside Road links to the A3024 Northam Bridge, one of the main access routes into the City and east towards Junction 7 of the M27.



### Viewing

Strictly by appointment with the sole agents:

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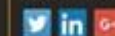


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