



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

460 sqm (4,951 sq ft)

**Prominent Roadside Trade Counter/Industrial/Warehouse Unit
Unit 9B Southampton Trade Park, Third Avenue,
Southampton SO15 0AD**



KEY FEATURES

Trade Counter Unit

8.13 m eaves height

7.00 m haunch

8.71 m ridge

**Electric Up and Over Door 4.0m (w) x
4.53m (h)**

**Other occupiers include Toolstation, HPS,
Crown Paints, Tile Giant, Rexel and
International Decorative Surfaces**

**Call us on: 02382 022 111
Visit: www.hlp.co.uk**

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

TO LET

Unit 9B Southampton Trade Park, Third Avenue, Southampton SO15 0AD

Description

The property comprises a mid-terrace modern warehouse unit, with profile metal sheet cladding to walls and roof built on a steel portal frame. There is a single up and over electric loading door and double personal doors.

Specification

- 8.13m Eaves
- 7.0m Haunch
- 8.73m Ridge
- B1c, B2 and B8 use
- Rooflights
- Electric Up and Over Roller Shutter Door 4.0m (w) x 4.53m (h)
- Capped services
- Car Parking Spaces

Accommodation

Floor Area	Sq M	Sq Ft
Total Floor Area (GIA)	460	4,951

Estate Charge

We understand that there is a service charge for the estate

Building Insurance

Building insurance will be paid by the landlord and recharged from the tenant.

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

EPC

B-49

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants. Code for Leasing Business Premises In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

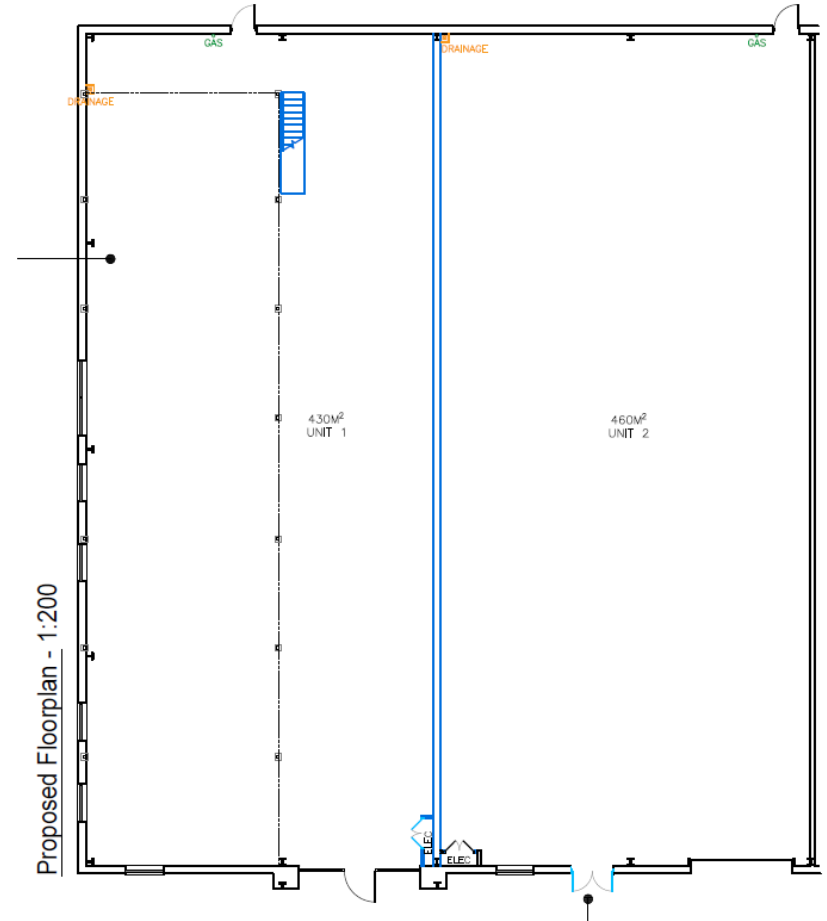
Call us on: **02382 022 111** Visit: **www.hlp.co.uk**

TO LET

Unit 9B Southampton Trade Park, Third Avenue, Southampton SO15 0AD



Warehouse space prior to the commencement of the splitting works



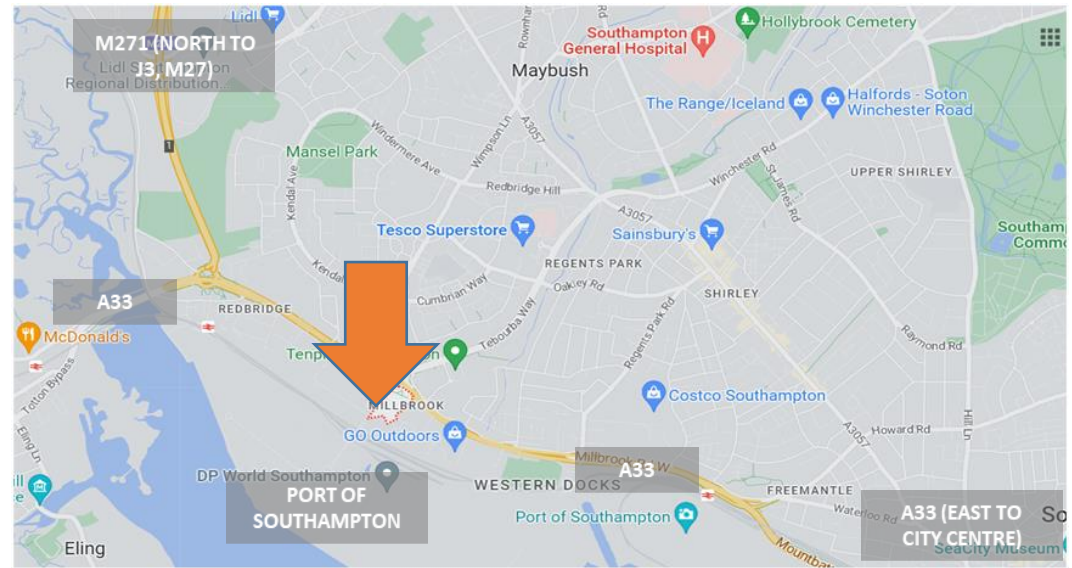
Call us on: 02382 022 111 Visit: www.hlp.co.uk

TO LET

Unit 9B Southampton Trade Park, Third Avenue, Southampton SO15 0AD

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.



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Matthew Poplett

Hellier Langston

023 8057 4512 / 07971 824525

matt@hlp.co.uk

Adrian Whitfield

Realest

023 8202 3999 / 07901 558730

adrian.whitfield@realest.uk.com

Call us on: **02382 022 111** Visit: www.hlp.co.uk



Matthew Poplett
d: 02380 574512
m: **07971 824525**
e: matt@hlp.co.uk



Jason Webb
d: 02380 574513
m: **07989 959064**
e: jason@hlp.co.uk

Hellier Langston
Enterprise House
Ocean Village
Southampton
SO14 3XB
02382 022 111
www.hlp.co.uk



HELLIER LANGSTON
Commercial Property Consultants

02382 022 111
www.hlp.co.uk

IMPORTANT NOTICE: Hellier Langston and their clients give notice that: (i) they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents Hellier Langston have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.