

UNIT 5, MOUNTPARK,  
WIDE LANE, SOUTHAMPTON  
SO18 2FA

*mountpark*

**Last Unit  
Available**

**74,390 sq ft  
(6,911 sq m)**

**with  
45m Secure  
Yard**

Premium Quality Unit in a Prime Location





## Prime Location

Unit 5 is located on the Mountpark Industrial Development on the South Coast. Junction 5 of the M27, Southampton Airport and Southampton Docks are all within close proximity of the site.

## Premium Quality

Unit 5 offers over 74,000 sq ft of state-of-the-art warehouse accommodation with a focus on operational efficiencies and improved employee welfare. A large power supply is available to meet occupational requirements.



## Travel

Location	Distance
Southampton Airport	0.5 miles
Junction 5, M27	1.1 miles
Southampton Docks	3 miles
Junction 14, M3	3.8 miles
Portsmouth	20 miles
London	80 miles



Southampton Airport Parkway

Southampton Airport

LONDON 80 MILES

PORTSMOUTH 20 MILES

M27 J5

M27

Mountpark UNIT 5

PFS

Matthen Clark

DSV

MURRAYS HEALTH & BEAUTY

elis

CooperVision

SOUTHAMPTON 3 MILES



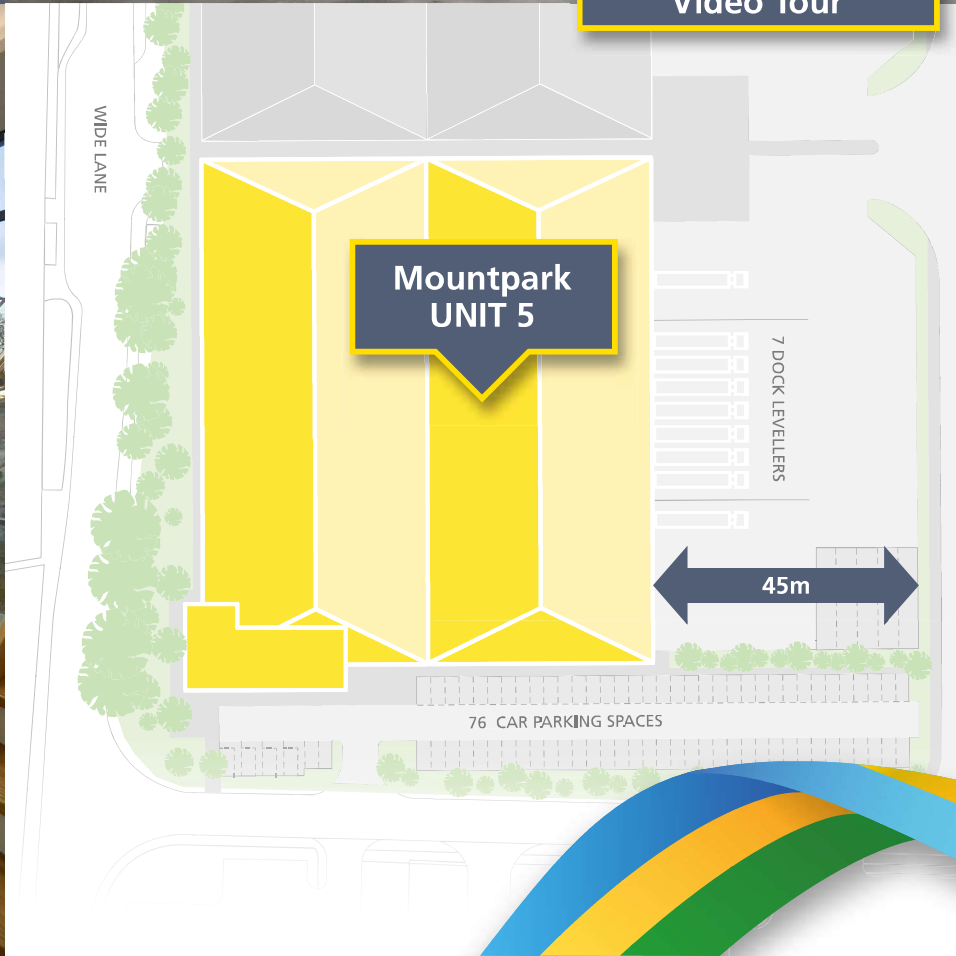
## Accommodation

The properties have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition) to the following areas:

Unit 5	SQ M	SQ FT
Warehouse	6,342	68,265
Office	569	6,125
<b>Total</b>	<b>6,911</b>	<b>74,390</b>



[Click for Video Tour](#)



## Specification

- 12M Clear Haunch Height
- 9 x Loading Doors:  
2 Ground Level and 7 Dock Level  
incl. 2 Euro Docks
- PV Panels with Battery Storage
- EPC A Rating
- 76 Car Parking Spaces
- Secure Yard
- 45m Yard Depth
- 50KN/m<sup>2</sup> Floor Loading
- Flexible Grade A Office Fit-Out
- Raised Floors
- Air Conditioning
- LED Lights



## EPC

A Rating

## BREEAM

Outstanding

## Terms

The units are available under a new (FRI) Lease. Lease Length to be negotiated.

## Rent

On application.

## Service Charge

On application.

## Rates

We understand from the valuation office website: [www.gov.uk/correct-your-business-rates/](http://www.gov.uk/correct-your-business-rates/) that the unit has a rateable value of **£440,000**, from the current rating list.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Viewing

**Lambert  
Smith  
Hampton**

023 8033 0041

**HELLIER  
LANGSTON**  
02382 022 111  
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