

TO LET / WAREHOUSE UNIT / 26,137 SQ FT (2,428.2 SQ M) (PLUS 1.9 ACRE YARD)



**WAREHOUSE K, WEST BAY ROAD,
SOUTHAMPTON
SO15 1HJ**

/// thick.places.cracks



MINIMUM EAVES
HEIGHT OF 7.81M



3 DOCK LEVEL
LOADING DOORS



PALISADE
FENCING



CITY CENTRE
CLOSE TO
DOCKS



PORT OF SOUTHAMPTON

Ideally located on the South Coast close to major shipping lanes linking the UK to European and global markets, Southampton is Britain's Gateway to the World. The port is the UK's number one hub for deep sea trade and a critical link in supply chains serving businesses and manufacturers nationwide.

Southampton is Europe's leading cruise turnaround port, welcoming over 3m passengers through the port every year, it processes over 600,000 vehicles per year and is home to the country's second largest container terminal, handling a million containers per year.

The Port of Southampton supports 45,600 jobs and contributes £2.5 billion to the nation's economy every year. As the nation's number one deep sea trade hub, it handles exports worth £40 billion annually, including £36 billion destined for markets outside the EU.

WAREHOUSE K



See more information on the Port of Southampton at:
abports.co.uk/locations/southampton

OVERVIEW

The property comprises a detached warehouse unit of steel portal frame construction, with inner blockwork and external profile cladding with brickwork. Access to the unit is by three electric roller shutter doors. The property also benefits from three dock level loading doors.

Capped services are in situ. Externally, the site is enclosed by palisade fencing and has two separate vehicular access points, together with a yard demise extending to 1.19 acres. The unit is undergoing a refurbishment with specification available on request.



ACCOMMODATION

The property has been measured using RICS Code of Measuring Practice to Gross Internal Area.

Description	sq ft	sq m
Warehouse	23,095	2,145.6
Dock level loading base	709	65.9
Canopy	2,333	216.7
Total Approx. GIA	26,137	2,428.2

26,137 SQ FT
(2,428.2 SQ M)



SPECIFICATION



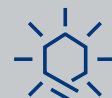
**3 PHASE
ELECTRICITY
SUPPLY**



**SECURE
1.19 ACRE
YARD**



**TARMAC
SURFACED
YARD**



**LED
LIGHTING
THROUGHOUT**



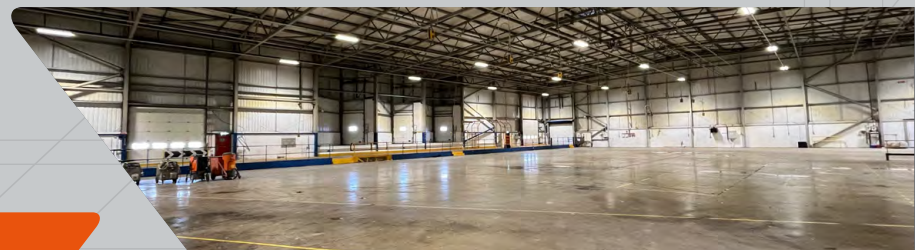
**HGV
ACCESS**



**3 DOCK LEVEL
LOADING DOORS**



**DEDICATED
PARKING**





LOCATION

The property fronts West Bay Road within the Port of Southampton, accessed via Dock Gate 10. The building benefits from a strategic location on the Port with great access to the A33 and M271, leading to the M27 and M3.



ROAD

A33 - 1.2 miles
M271 - 2.0 miles
M27 J3 - 3.6 miles
M3 J14 - 7.7 miles

Southampton Airport - 6 miles
Bournemouth Airport - 28 miles
Heathrow Airport - 67 miles
Gatwick Airport - 87 miles

TERMS

The unit is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

EPC

The property has been assessed and has an EPC rating of B (47).

RATEABLE VALUE

Available upon request.

VIEWINGS

Viewings are strictly by appointment only. Please contact the letting agents for further information.

RENT

Available upon request.



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013

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