

UNIT B5 MARCHWOOD INDUSTRIAL PARK

TO LET

Unit B5 East Road, Marchwood Industrial Estate,
Southampton SO40 4BX

Available Property

24 hour security

3x electric loading doors

0.42 acre secure concrete yard

Industrial unit 15,039 sq ft



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Opportunity

The property comprises a detached warehouse unit of steel portal frame construction, with inner blockwork and full height profile cladding. Access to the unit is by 3 electric roller shutter doors. There is a central core with reception/office, kitchenette and cloakrooms to the ground floor and first floor offices. Externally, the site is palisade fenced with 2 separate vehicular access points.

Key Specification

- + 7.5 m eaves height
- + Three electric roller loading doors
- + 3 phase power
- + Warehouse lighting
- + 1st floor offices
- + Large secure yard

Business Rates

Rateable Value £127,000

Rating Assessment Source - www.voa.gov.uk

Uniform Business Rate is 51.2p (2023/2024)

Any intending lessee must satisfy themselves as to the accuracy of this information.

Rent

£158,000 per annum exclusive

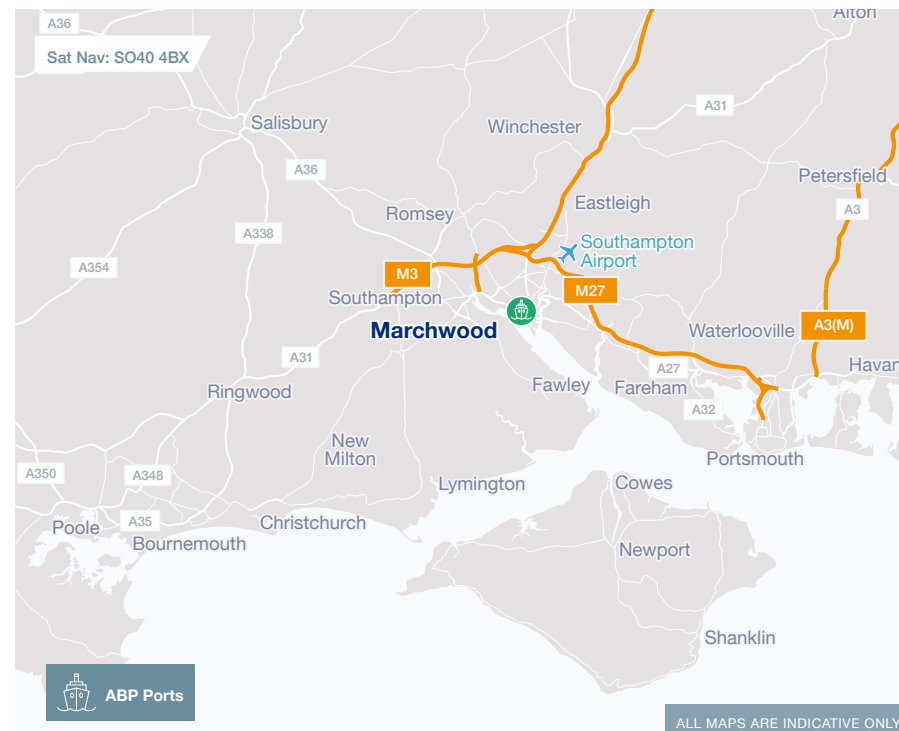
Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

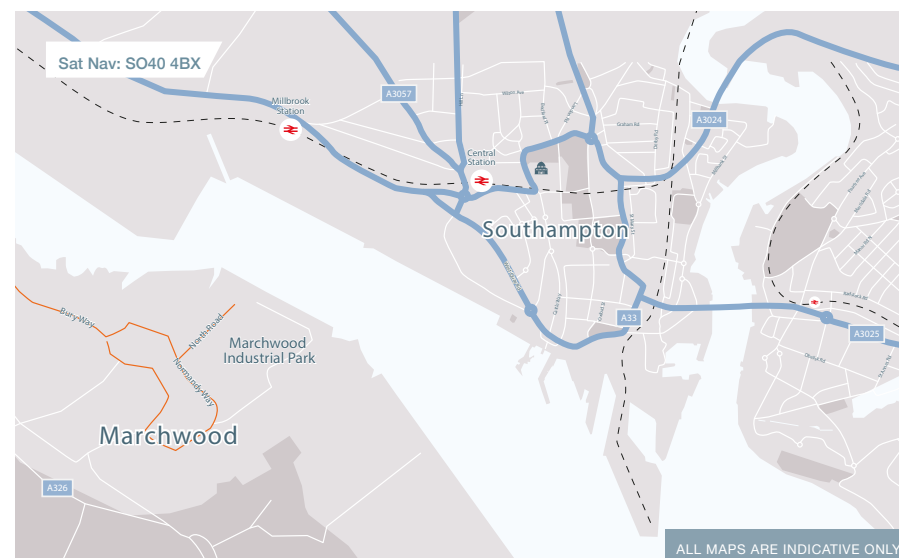
Ground Floor	13,778 sq ft	1,280 sq m
First Floor	1,261 sq ft	117 sq m
Total GIA	15,039 sq ft	1,399 sq m

Terms

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.



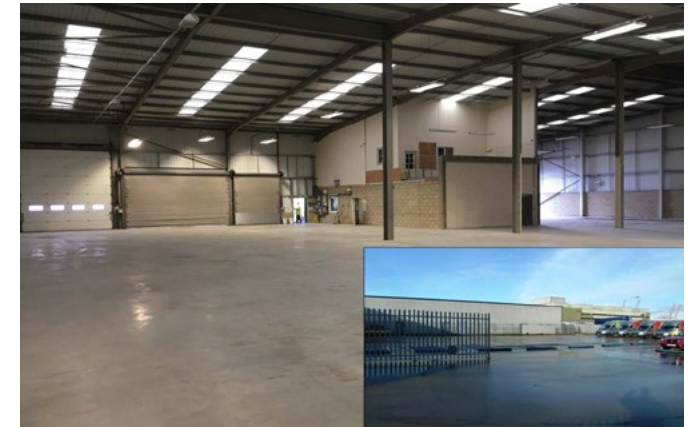
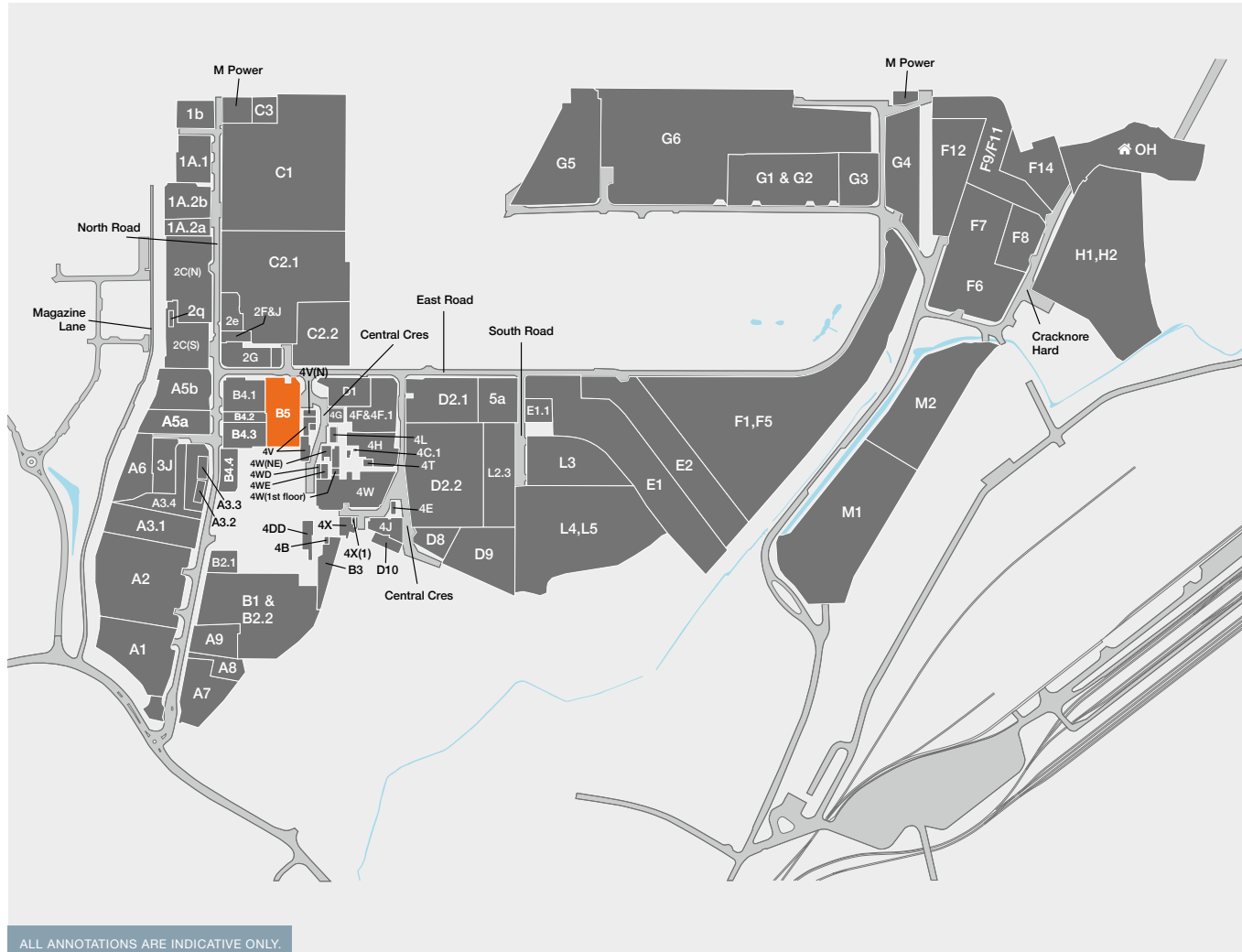
ALL MAPS ARE INDICATIVE ONLY



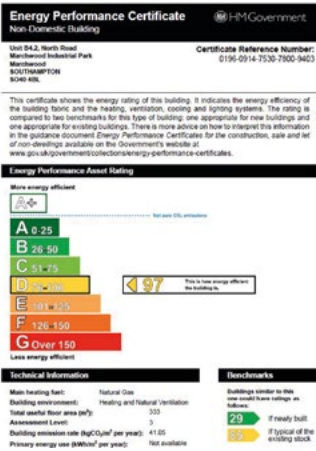
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Marchwood Industrial Park

The Marchwood Industrial Park is located on the western back of Southampton water opposite the container terminal of Southampton Docks. It is close to the city centre and benefits from easy access to the docks, M271 and the M27.



EPC



VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Service Charge

A service charge is payable in respect of security, maintenance and upkeep of the estate. The service charge will be calculated as 10% of the rent.

Legal Costs

The landlord's legal costs incurred in the transaction are to be met by the incoming tenant.

For further information, or to arrange a viewing, please contact:

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Delivering Property Solutions

ABP Property has the land, the space and the in-house funding to deliver existing or bespoke property solutions. With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

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Land Space Funding