

# MARCHWOOD INDUSTRIAL PARK

UNIT B4.2 TO LET

North Road, Marchwood, Southampton SO40 4BL

Available Property

24 hour on site security

Established industrial estate

Allocated parking and loading apron

Industrial unit 3,551 sq ft (330.07 sq m) & yard  
275.23 sq ft (25.57 sq m) x 38.10 sq ft (12.83 sq m)



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# Opportunity

The mid terrace industrial unit is of steel portal frame construction with inner blockwork and, externally, full height profile cladding, with glazed upper elevations. Access is via an electric loading door or separate personnel door. Internally the unit benefits from kitchen and WC facilities, offices, concrete floor and internal minimum eaves height of 6.46m.

## Key Specification

- + Min eaves height 6.46m
- + Electric loading door - 4.98m(w) x 4.93m(h)
- + Loading apron
- + Allocated parking
- + 24 hour on site security
- + Offices
- + Kitchen
- + WCs

## Business Rates

**Rateable Value** £38,500 per annum  
**Rating Assessment Source** - [www.voa.gov.uk](http://www.voa.gov.uk)  
**Uniform Business Rate** is £0.491p (2022/2023)

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

## Rent

£34,089 per annum exclusive.

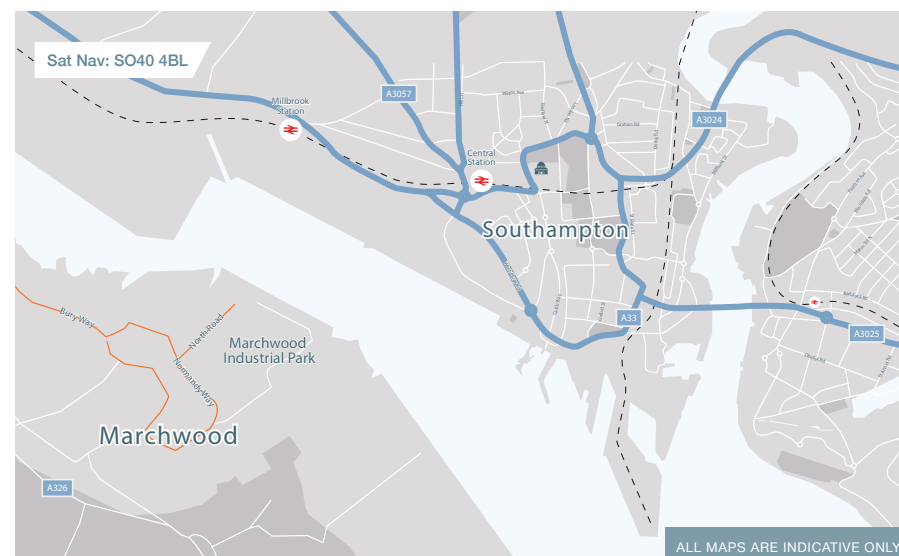
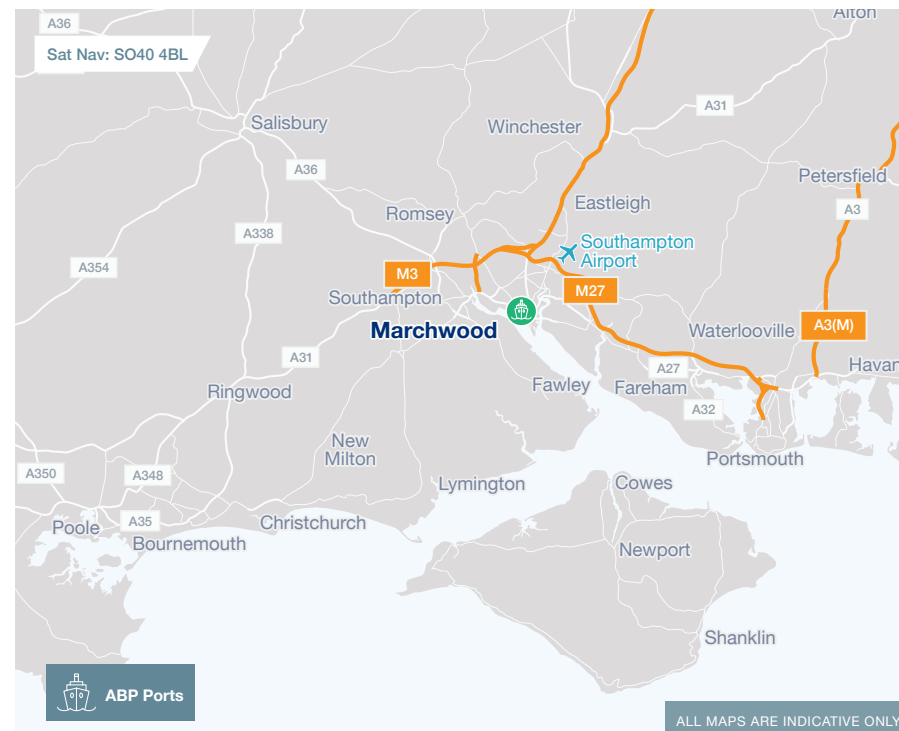
## Accommodation

The property has been measured in accordance with the RICS Code of Practice (6th Edition).

Ground Floor Warehouse	2,671 sq ft	248 sq m
Mezzanine office	856 sq ft	79 sq m
<b>Total GIA</b>	<b>3,527 sq ft</b>	<b>327 sq m</b>

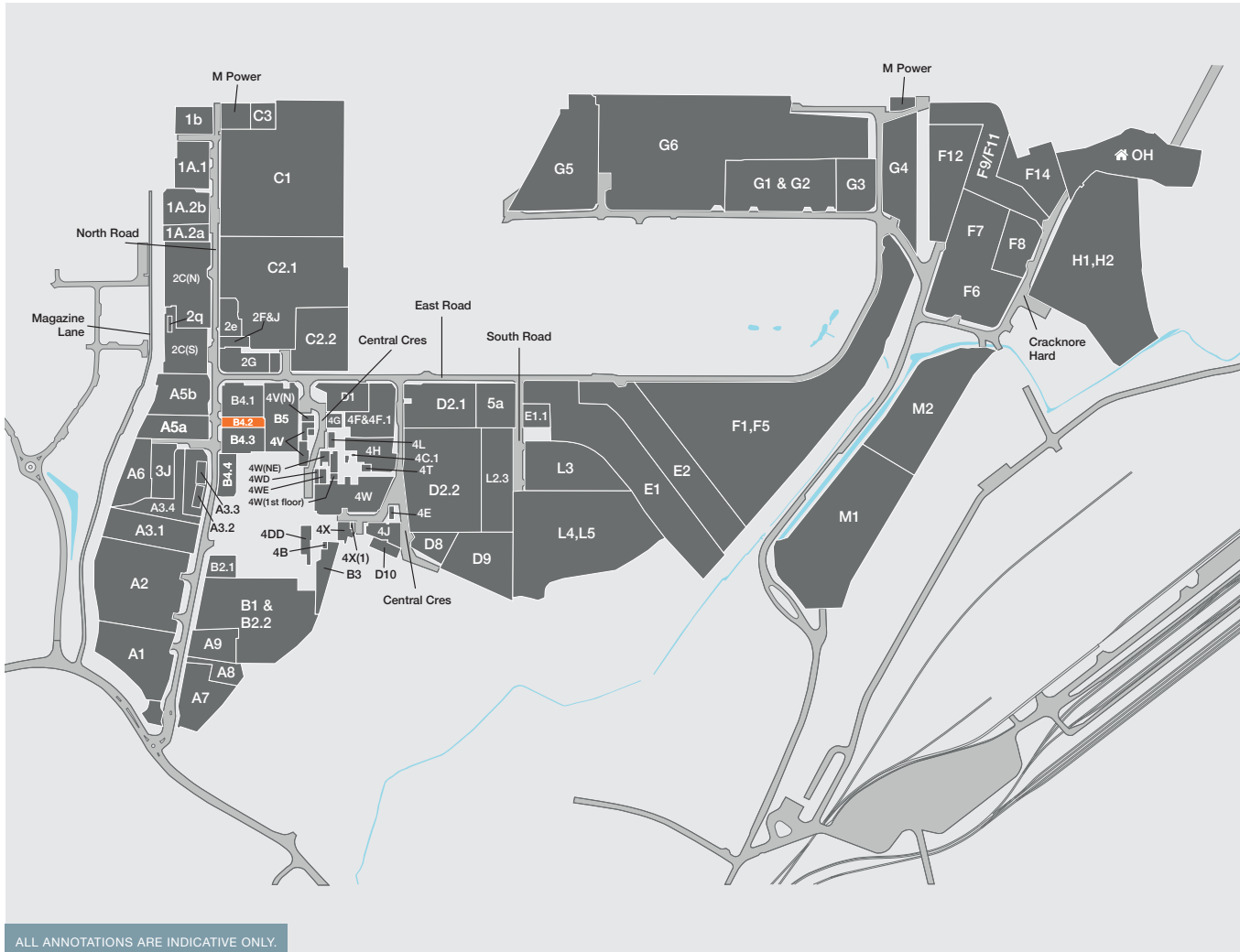
## Terms

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

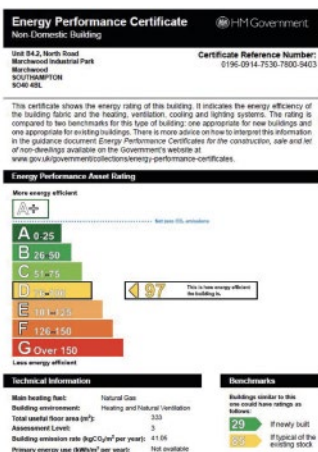


## Marchwood Industrial Park

Marchwood Industrial Park is located on the western bank 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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# Land Space Funding

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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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