



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

Semi Detached Warehouse / Industrial Unit With Potential New Large Secure Yard

17, William Street, Northam, Southampton, SO14 5QH



KEY FEATURES

- 555KVA / 800 Amp 3 phase electricity supply
- Potential Yard Area 0.57 acres
- To Be Refurbished
- 6.11 m eaves height
- 7.89 m ridge height
- 1,433.59 sqm (15,431 sq ft)
- Self-contained secure site
- EPC D-96

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

Hellier Langston
Enterprise House, Ocean Village
Southampton SO14 3XB

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Description

The property comprises a self-contained industrial unit and yard accessed via a private road. The accommodation is all at ground floor level and accessed via two electric roller shutter doors (approx. 5m high x 4m wide).

The offices are located at the front of the building, accessed via pedestrian door from the car park/yard. The offices have gas central heating, suspended ceilings and fluorescent lighting. There are staff WC's and a small kitchen in the office block. There is also an additional WC/locker block which is accessed via the main warehouse.



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Accommodation

	Sq M	Sq Ft
Industrial area	1,308.51	14,084
Offices	79.040	851
Locker room and toilets	46.04	496
Total GIA	1,433.59	15,431

Business Rates

The premises are currently assessed with an April 2023 Rateable Value of £80,500.

Rent

- Un-refurbished as is wind and watertight no extra yard £140,000 per annum.
- Un-refurbished as is wind and watertight with extra yard £168,000 per annum.
- Refurbished no extra yard £172,000 per annum.
- Refurbished with extra yard £200,000 per annum.

Legal Costs

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



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Additional Yard Area

Externally the yard and parking are self-contained. As part of the refurbishment, it is our client's intention to increase this area to 0.57 acres.

Potential Refurbishment Specification

External

- Reclad elevations and roof
- Secure site with 2.4m palisade fence
- Enlarge to yard area
- Reline gutters

Warehouse / Industrial area

- Paint warehouse floor with 2 part epoxy floor paint
- Paint warehouse walls
- Replace fire exit doors with new metal doors
- Replace existing warehouse light fittings with new LED lights

Office and ancillary areas

- Refurbish toilet areas
- Re-carpet throughout all offices
- Install suspended ceilings and recessed LED lights on PIR sensors
- Install energy efficient heating system
- Repaint throughout



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Location

The property is located off William Street close to Shamrock Quay in the well established industrial location of Northam, Southampton.

The location is approx. 0.4 miles to St Marys Stadium, approx. 1.5 to Southampton City Centre and 1.7 miles to Southampton Dock Gate 10. Junctions 5 and 7 of the M27 are approximately 6 miles to the north.

Viewing

Strictly by appointment with the joint sole agents Hellier Langston and Keygrove.

Matthew Poplett MRICS

Hellier Langston

E – matt@hlp.co.uk

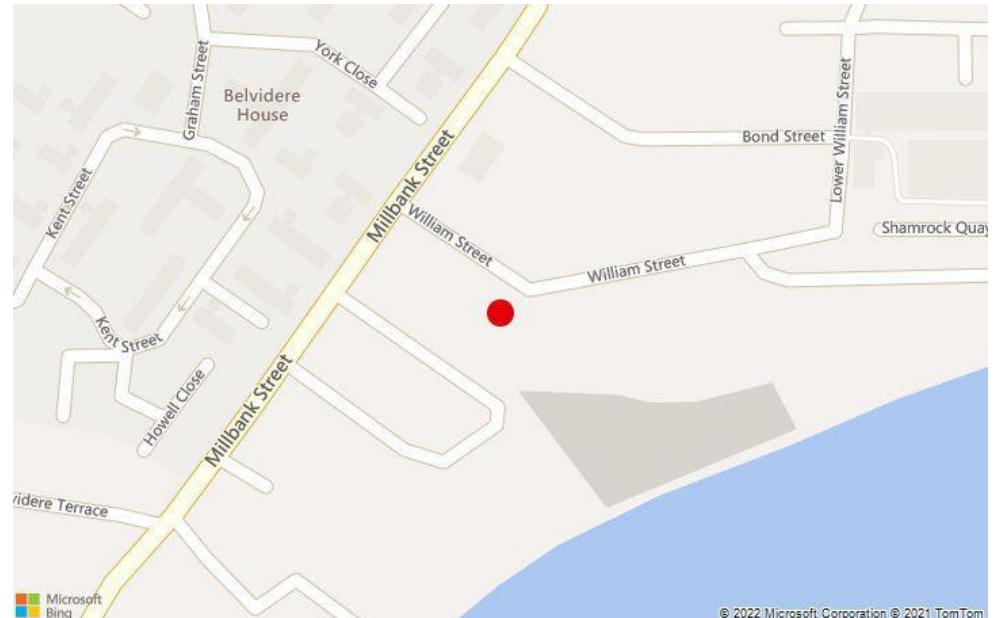
M - 07971824525

Lauren Udall MRICS

Keygrove

E - lu@keygrove.com

M - 07388 949740



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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

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Ocean Village
Southampton
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