



Unit 5 Southampton Trade Park

THIRD AVENUE, SOUTHAMPTON, SO15 0AD



TO LET

Prominent Roadside Trade Counter/Industrial/Warehouse Unit
Highly Visible A33 Western City Centre Approach Road
Excellent Access to Port of Southampton & J3, M27
3,142 sq ft plus Mezzanine 1,076 sq ft

Description

The property comprises a mid-terrace modern warehouse unit, with profile metal sheet cladding to walls and roof built on a steel portal frame. There is a single up and over electric loading door and double personnel doors.

Trade occupiers on the estate include GAP, Toolstation, Crown Paints, Tacklestore, HPS, Rexel UK, Sportsbikeshop, Resapol, Poingsdestres Angling Centre and Tile Mountain.

Specification

- Eaves – 7.10m minimum/8.44m maximum
- B1c, B2 and B8 use
- Trade Counter Unit
- Rooflights
- Office
- Canteen
- Electric Up and Over Loading Door 4.0m (w) x 4.53m (h)
- Mezzanine floor installed by tenant and can be retained or removed by negotiation
- Car Parking Spaces
- EPC Rating – C59



Floor Area	Sq Ft	Sq M
Trade Counter/Showroom	3,142	291.90
Mezzanine	1,076	99.95





Mezzanine floor installed by the tenant and can be retained or removed by negotiation.













Location

Southampton Trade Park is Southampton’s only dedicated trade centre. Located in Millbrook, the site is situated in a prime position just west of the Southampton western docks. This established area is well served by the A3024 dual carriageway, which provides easy access to the City Centre and M271 motorway leading to the M27 (J3) and M3 (J14). Accessed via Third Avenue, the site is highly visible from the Millbrook Flyover (A33 Millbrook Road West) and as such benefits from a large volume of passing traffic on a daily basis.

Terms

The premises are available on a new lease for a term to be agreed.

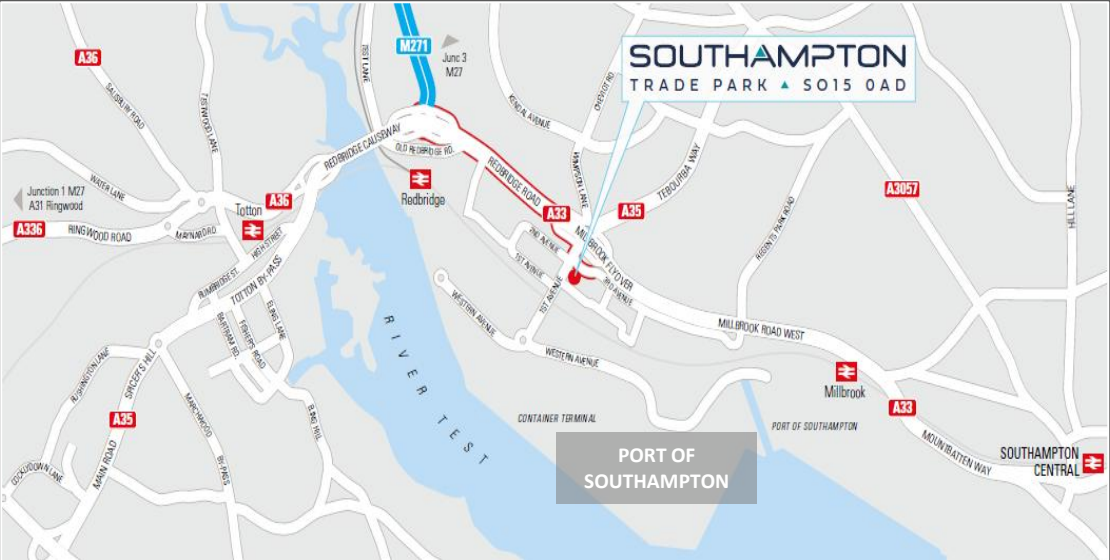
Rent

On application.

Business Rates

The current rateable value from 1 April 2023 is £35,750. For more information, please visit the Valuation Office Agency website www.voa.gov.uk.

Destinations	Miles
Junction 3, M27	2.5
Port of Southampton	0.5
Southampton Central Train Station	2.3
Junction 14, M3	5.5
Southampton Airport	5.1
Portsmouth	26.7



Unit 5 Southampton Trade Park, Third Avenue, Southampton SAT NAV: SO15 0AD

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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